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October 10, 2018

The Honorable Members of the City Council
Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

RE: 520 Mateo; Council File NO. 18-0716 Case No. CPC-2016-3853-GPA-VZC-HD-ZAD-SPR; ENV-2016-1795; VTT-74529

Dear Honorable Members of the PLUM Committee:

On behalf of CP V 520 Mateo, LLC (the “Applicant”), we are pleased to present the 520 Mateo Project (“Project”), proposed for the northeast corner of Mateo Street and 4th Place, with frontage along Santa Fe Avenue, in the Arts District neighborhood. The Project site is currently improved with an existing tilt-up industrial building (totaling approximately 80,736 square feet of floor area), surface parking lot and an abandoned railroad right of way. The Project calls for the removal of all existing structures from the site and development of an approximately 584,760-square foot mixed use live/work development consisting of a podium style building with a residential live/work tower and office tower, varying in number of stories and up to approximately 370 feet in height for the residential live/work tower and 91 feet in height of the office tower. The Project includes 475 live-work units (459,760 square feet of residential live/work floor area) and up to 125,000 square feet of commercial floor area for up to 105,000 square feet of office space and 20,000 square feet of ground floor commercial spaces.

In addition to asking for your support of the Project, 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 July 18, 2018, as was recommended by the City Planning Commission on June 14, 2018.

We respectfully request the following modifications:

[Q] Qualified Conditions of Approval

A. Development Conditions

3. **Affordable Housing.** A minimum of ~~44~~6% of the total dwelling units, shall be reserved as ~~Very Low Income~~Moderate Income units, as defined by the ~~State Density Bonus Law 65915(C)(2)~~in Section 50093 of the Health and Safety Code, with the choice of units to be designated at applicant’s discretion, and an allocation of ground floor accessible square footage equal to the minimum of 5% of the commercial floor area to be reserved as affordable work space for artists or other users as approved by the City of Los

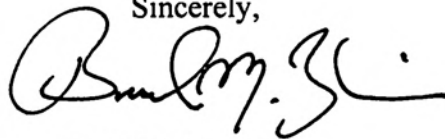
Angeles at 50% of the market rate for a period of 20 years. The Project shall be limited to a maximum of 475 residential live/work units, ~~inclusive of Density Bonus units.~~

Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make ~~53 units (116%~~ of total units built) available as ~~Very Low Income~~ Moderate Income units for sale or rental as ~~determined to be affordable to such households by HCIDLA~~ defined in Section 50093 of the Health and Safety Code for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

5. Public Paseo. The paseo shall run east and west from Mateo Avenue through to Santa Fe Avenue as a design feature of the pedestrian walkway to the greatest extent possible as shown on Exhibit A. The paseo shall not be gated during business hours, but may be secured for safety reasons during non-business hours and shall contain permeable materials where feasible. To the extent feasible, the paseo (located to the south of the proposed structure) shall incorporate steel rail within the walking surface to reflect the past use of the paseo space as a rail spur line. The rail, to the extent feasible, shall reflect the location and configuration of the original spur line. The final plan for the use of the rail shall be reviewed and approved by the Director or his designee. Where feasible, permeable ground surface materials shall be used with the Paseo area.

Thank you for your time.

Sincerely,



Brad M. Rosenheim

Cc: Shawn Kuk, Planning Director, Councilmember Huizar's Office
Heather Bleemers, Department of City Planning
Sergio Ibarra, Department of City Planning
CP V 520 Mateo, LLC