

January 10, 2019

## BY HAND DELIVERY

Councilmember Marqueece Harris-Dawson  
Chair, Los Angeles City Council Planning and  
Land Use Management Committee  
Los Angeles City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Re: Trident Center Modernization Project – Council File no. 18-1011-S1

Honorable Councilmembers:

This firm represents Westside Campus Owner, LLC, the applicant in the above-referenced matter, which is proposing renovation of two existing 10-story office towers including an addition of approximately 115,000 square feet of office uses and 5,000 square feet of restaurant uses (“Project”). The proposed plan modernizes the existing site and invests in activating the pedestrian frontage along Olympic Boulevard and creating active retail and restaurant uses in the neighborhood. The Project also promotes public transit, privately funds a shuttle to provide a first-mile, last-mile connection to the Expo Line, provides new public spaces, including a dog park, and provides a number of community benefits that do not exist today.

In order to clarify the necessary EV charging requirements and to ensure that Project lighting and safety are appropriately addressed, we are requesting the revisions set forth below to (Q) Condition nos. 7 and 8. These requested revisions are consistent with staff’s recommendations to the City Planning Commission.

7. **Electric Vehicle Charging Stations.** The project shall include at least 20 percent (20%) of the total code required automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rate amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. In addition, five percent (5%) of the total code required automobile parking spaces developed on the project site, ~~and all parking spaces in excess of LAMC required spaces for the use,~~ shall be further provided with EV chargers to immediately accommodate electric vehicles with the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A level

stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

8. **Lighting.** All outdoor lighting, shall be ~~below four (4) feet and shielded and down-casted within the site in a manner that prevents the direct illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required for other public safety purposes). Areas where retail and restaurant uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. ~~No light poles shall be permitted.~~~~

With respect to EV charging stations, the requested clarification is identical to the staff-recommended condition. Without this clarification, the condition erroneously treats the Project as though it is building excess parking. The Project is not proposing to build any new parking. The parking that exists today was required as a condition when the Project was originally built in 1983. In fact, while today's parking standards are lower than the 1983 requirements, the Project is reducing excess parking by adding square footage to utilize the existing parking. The requested clarification of the lighting condition would avoid any direct spillover effect onto adjacent properties while ensuring the necessary safety, security, wayfinding and aesthetics at the Project site. In addition, the Project will provide only one sports court on the recreation deck, compared to three today and will significantly improve lighting conditions by replacing the old 1980s tennis court lights with new focused lights and current technology that prevents glare and light spillover onto adjacent properties. The proposed revision is also consistent with staff's recommended condition.

We respectfully request that you incorporate the revisions to the two conditions above and thank you for your consideration.

Very truly yours,

*Marcos D. Velayos / VMT*

Marcos D. Velayos  
of PARK & VELAYOS LLP

cc: Councilmember Mike Bonin  
Mr. Solomon Rivera  
Ms. Luciralia Ibarra  
Mr. Len Nguyen  
Mr. Brady Thurman  
Mr. Edward Cook