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January 14, 2019

Honorable Members of the Planning and Land Use
Management Committee (PLUM)
City of Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Re: Council File: 18-1088-S1
Case No. CPC-2015-2025-DB-MCUP-CU-SPR
Revised Vesting Tentative Tract Map No. 73568
Crossroads Hollywood

Honorable Members of the PLUM Committee:

I am writing on behalf of CRE-HAR Crossroads SPV, LLC ("Applicant"), the Applicant in the above referenced matter. Los Angeles City Planning Commission (the "CPC") has referred Case No. CPC-2015-2025-DB-MCUP-CU-SPR to the Planning and Land Use Committee (the "PLUM Committee") for your review.

We have reviewed the Letter of Determination issued by CPC, and have the following requests for clarification and revisions for your consideration (Requested additions are underlined and requested deletions are in ~~strikethrough~~):

Condition 5: Unbundled Parking. Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for residential units that are set aside for Very Low Income ~~and workforce~~ households.

Condition 13: Housing Requirements. 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 105 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA 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, except the Project may utilize and count toward the 105 unit total all the units in Building D, as depicted in Exhibit A hereto, to meet the Project's affordable unit requirement regardless of the unit types in the building. If Building D is utilized as a 100 percent affordable building, the applicant shall not seek to utilize state or federal affordable housing tax credit financing to fund the construction of Building D. Refer to the Density Bonus Legislation Background section of this determination.



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Condition 14: The applicant shall coordinate with the Department of City Planning, in consultation with the Council Office of District 13, to ensure that qualified tenants residents residing in the Courtyard Apartments located at 6200 Selma Avenue and 1535 Las Palmas Avenue are given first right of first refusal to return to a new unit once the proposed development has been constructed. Returning tenants, if qualified, shall be offered a unit reserved for Very Low Income Households. All other qualified tenants shall be offered a new unit at a rate no higher than their last rent payment in their RSO unit at the site with allowable 3% increase per year.

Condition 22: No portion of the public areas of the project site shall be used exclusively for private parties in which the general public is excluded. This condition shall not prohibit the Applicant, Owner, or Operator from occasionally renting out portions of the public areas on the project site for private parties if approved for a Special Event pursuant to Condition No. 28 27 below.

Condition 25: Dancing and live entertainment shall be conducted in conjunction with the specific establishments identified in Condition No. 17 an 18 16 and 17 above of this grant, and not as a freestanding activity.

Condition 27: Live entertainment and public dancing featured, endorsed, or otherwise provided in the public outdoor areas of the project site not covered by a Plan Approval, that are under the Applicant's control is prohibited except ~~expect~~ in those instances wherein the petitioner has secured LAPD Hollywood Vice approval to organize and provide a Special Event (see Condition No. 28 27 below) in the outdoor areas of the project site.

Condition 28: The number of outdoor Special Events permitted on the subject property shall be limited to a maximum of 24 events per year. A Special Event ~~event~~ is any events which is held weekly, monthly, or annually or that includes outside advertisement demonstrating a change in the mode and character of the normal project operations, including but not limited to hours of operation, any significant live entertainment or public dancing features, or any outdoor events that would stipulate an ABC one-day permit application or some other special endorsement. An event wherein the Applicant(s), Owner, or Operator charges an admission fee from patrons to any public portion of the project site will be considered a Special Event ~~Events~~ as will any events that involve the exclusion of the general public from gaining admission to any public portion of the project site. Special Event shall not include a farmers market, sidewalk sale or any similar type use of the project site. The Applicant, Owner, or Operator shall seek approval from the Hollywood Vice Unit for all Special Events 14 days in advance of the date of each Special Event, in writing. Hollywood Vice Unit shall respond to requests for Special Events in writing. Outside advertisement as it pertains to this provision shall include any promotional material or notification commissioned by any entity that is not directly associated with the operator or under the direct employ of the applicant(s).



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Condition 29: Any ambient or amplified music, sound, vibration or noise emitted that is under the control of the Applicant or Operator shall not be audible or otherwise perceivable beyond the subject project site. Any sound, vibration or noise emitted that is under the control of the Operator petitioner, which is discernible outside of the subject premises, shall constitute a violation of Section 116.01 of the Los Angeles Municipal Code, including any loud, unnecessary or unusual noise that disturbs the peace and quiet of any neighborhood or that causes discomfort. The Operator petitioners shall make every effort to control any unnecessary noise made by project site and retail premises staff or any employees contracted by any of the project site facilities located within the properties developed by the petitioner, or any noise associated with the operation of the project site, the project site facilities, and/or equipment of the hotels, restaurants, bars, and market.

Condition 32: The Applicant(s), Owner(s), and Operator(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The Applicant(s), Owner(s), and Operator(s) applicant shall not possess ashtrays or other receptacles used for the purpose of collecting ashes or cigarette/cigar butts within the interior portions of any of the project site facilities/structures.

Condition 34: Security. Prior to issuance of a certificate of occupancy for any phase of the project, the Police Department shall have approved the Owner's written plan for security for such phase of and the project, including security equipment installed within such Phase and the balance of the Project, the type, number and hours of security personnel to be provided by the Owner, and coordination with the Police Department. A copy of the security plan approved by the Police Department shall be included with all Approval of Plans. The security plan for each phase shall include a camera installation plan. Surveillance cameras shall be installed which cover all common areas of the establishments, including all high-risk areas, entrances and exits to each tenant space, and including cameras that provide a view of the street. The Owner shall maintain one-month tape library and such tapes shall be made available to Police or other enforcement agency upon request. The security plan for each phase shall include the type, number and hours of security personnel to be provided by the Owner. In addition to the private security staffing, the Owner shall provide for the hiring of Law Enforcement personnel as part of the security plan staffing for the project site during all hours of operation. Hollywood Vice Office and the Police Department reserve the right to revise the approved security plan for any phase of the project if it is determined by the H Ollywood Vice Office that the security plan is ineffective or inadequate as it pertains to the safety of patrons, residents and/or the employees of the project site. If the plan is determined to be ineffective or inadequate, the Owner will submit a modified security plan to be approved by the Police Department.

Condition 38: The Applicant and Operators tenants shall monitor the areas under their control to prevent loitering activities. Loitering is prohibited on or around these premises and any area under the control of the Applicant, Operators.



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Condition 39: The Applicant, Operators shall maintain on the premises, and present upon request to the Police or other enforcement agency, a copy of the Business Permit, Insurance Information, and valid emergency contact phone number for any Valet Service utilized and for any Security Company Service employed.

Condition 48: Electric Vehicle Charging Stations. The project shall include at least 20 percent of the total 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 rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. In addition, five percent of the total 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 within 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 label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

For the Revised Vesting Tentative Tract Map (the "VTTM") No. 73568, we have the following requests for clarification and suggested revisions for your consideration:

Condition 2: The Applicant intends to give a voluntary dedication of a minimum of 7-foot dedication and maximum of 17-foot dedication on the west side of Las Palmas abutting the subdivision in lieu of the 5-foot dedication otherwise required. These voluntary dedications provide a minimum additional 2-feet beyond the required 5-foot dedication, and up to a maximum additional 12-feet beyond the required 5-foot dedication for the southerly 150-feet on the west side of Las Palmas Avenue. These additional voluntary dedications are needed to facilitate a traffic improvement mitigation measure along Las Palmas Avenue. In light of the voluntary dedications and improvements proposed on Las Palmas, greater flexibility on the vertical and horizontal limits of said dedications is respectfully requested to facilitate parking below grade and gain usable building space above the sidewalk. The requested revisions to the existing condition are as follows, with the underlined being new language and strikethrough our requested deletion:

That 5-foot wide strips of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lots No. 1, 2 and 4 to complete 30-foot wide half public right-of-ways including 15-foot radius property line returns at the intersections with Selma Avenue, and a 20-foot radius property line return at the intersection with Sunset Boulevard. That a minimum 5-foot and maximum 7-foot wide strip of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lot 2 (beginning 150-feet north of the property line at Sunset) including a 15-foot radius property line return at the intersection with Selma Avenue, and that a minimum 5-foot and maximum 17-foot



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wide strip of land be dedicated along Las Palmas Avenue adjoining the tract (for the southerly 150-foot of Ground Lot 2) including a 20-foot radius property line return at the intersection with Sunset Blvd. Above dedications shall be limited to depth of ~~5~~ 10-foot below finished sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to ~~4-foot measured from the new property lines~~ the new curb face for below the finished sidewalk and 5-feet measured from the new property line above the finished sidewalk.

The new Condition 2 would read as follows:

*That 5-foot wide strips of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lots No. 1 and 4 to complete 30-foot wide half public right-of-ways including a 15-foot radius property line return at the intersection with Selma Avenue, and a 20-foot radius property line return at the intersection with Sunset Boulevard. That a minimum 5-foot and maximum 7-foot wide strip of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lot 2 (beginning 150-feet north of the property line at Sunset) including a 15-foot radius property line return at the intersection with Selma Avenue, and that a minimum 5-foot and maximum 17-foot wide strip of land be dedicated along Las Palmas Avenue adjoining the tract (for the southerly 150-foot of Ground Lot 2) including a 20-foot radius property line return at the intersection with Sunset Boulevard. **Above dedications shall be limited to a depth of 5-feet below finished sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to the new curb face below the finished sidewalk and 5-feet measured from the new property line above the finished sidewalk.***

Condition 3: In an effort to facilitate parking below grade and usable building space above the sidewalk, the following revisions are requested with the underlined being new language and strikethrough our requested deletion:

That 7-foot wide strips of land be dedicated along McCadden Place adjoining the tract to complete a 60-foot wide public right-of-way including 15-foot radius property line returns at the intersection with Selma Avenue. **Above dedications shall be limited to depth of ~~5~~ 10-foot below finished sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to ~~7~~ 4-foot measured from the new property line.**

The new Condition 3 would read as follows:

*That 7-foot wide strips of land be dedicated along McCadden Place adjoining the tract to complete a 60-foot wide public right-of-way including 15-foot radius property line returns at the intersection with Selma Avenue. **Above dedications shall be limited to depth of 5-foot below finished***



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sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to 7-foot measured from the new property line.

Condition 9(b): Due to the fact that the Applicant does not own property “on both sides” of Las Palmas Avenue adjacent to Ground Lots No. 2 and 4, and that a 12-foot sidewalk is proposed adjoining Ground Lot 4 in concordance with Mobility Plan Standards, we respectfully request the revisions/deletions as follows:

Improve Las Palmas Avenue being dedicated and adjoining the Ground Lot Nos. 1, and 2 and ~~Ground Lot No. 4~~ of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks ~~(on both sides)~~ with tree wells. Improve Las Palmas Avenue being dedicated and adjoining Ground Lot No 4 of subdivision by the construction of additional concrete sidewalk to complete a 12-foot full width concrete sidewalk with tree wells.

The new Condition 9(b) would read as follows:

Improve Las Palmas Avenue being dedicated and adjoining the Ground Lot Nos. 1, and 2 of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks with tree wells. Improve Las Palmas Avenue being dedicated and adjoining Ground Lot No 4 of subdivision by the construction of additional concrete sidewalk to complete a 12-foot full width concrete sidewalk with tree wells.

Condition 9(d): Sunset Boulevard and Highland Avenue adjoining the tract are already improved to mobility plan standards consisting of an approximate 15-foot sidewalk and 35-foot half roadway. The Applicant does not own property on both sides of Sunset Boulevard and Highland Avenue. Further, Highland Avenue adjoins Ground Lot 3 and not 4, therefore we respectfully request the revisions/deletions as follows:

Improve Sunset Boulevard and Highland Avenue adjoining the Ground Lot No. 1, 2 and Ground Lot No. 3 - 4 of subdivision by the reconstruction of existing ~~additional~~ concrete sidewalks to provide new complete 13-foot full width concrete sidewalks ~~(on both sides)~~ with tree wells.

The new Condition 9(d) would read as follows:

Improve Sunset Boulevard and Highland Avenue adjoining Ground Lot No. 1, 2 and Ground Lot No. 3 of subdivision by the reconstruction of existing concrete sidewalk to provide new full width concrete sidewalks with tree wells.



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Thank you for your consideration of these comments, and please incorporate the suggested amendments into the final Conditions of Approval.

Very truly yours,

DLA Piper LLP (US)

Kyndra Casper /ECW

Kyndra Joy Casper
Partner

KJC