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January 15, 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

Date: 01/15/2019  
 Submitted in PLUM Committee  
 Council File No. 18-1088-S1  
 Item No. 13

Re: Council File: 18-1088-S1  
 Case No. CPC-2015-2025-DB-MCUP-CU-SPR  
 Crossroads Hollywood

*Communication from  
 Applicant Representative*

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 reviewed the Letter of Determination issued by CPC and sent a letter dated January 14, 2019 requesting clarifications and revisions for your consideration. We have one additional request for revision for your consideration (Requested additions are underlined and the newest request is also *italicized*):**

***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 or other public funds to fund the construction of Building D. If Building D is going to be utilized as a 100 percent affordable building, the Applicant shall record a covenant on Parcel D stating that any residential units to be constructed on the parcel shall be affordable units at the Very Low Income level for the applicable term under the State Density Bonus law prior to the demolition of the Las Palmas Apartments on Parcel B. Refer to the Density Bonus Legislation Background section of this determination.

Thank you for your consideration of this request, and please incorporate the suggested revision into the




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final Conditions of Approval.

Very truly yours,

**DLA Piper LLP (US)**



Kyndra Joy Casper  
Partner

KJC