

February 7, 2019

File Number: 52FJ-244154

**VIA ELECTRONIC MAIL ONLY**

Los Angeles City Council  
Planning and Land Use Management Committee  
200 N. Spring Street  
Los Angeles, California 90012  
E-Mail: sharon.dickinson@lacity.org

Re: Response to Appeals of City Planning Commission's Approval Filed by Coalition for Responsible Equitable Economic Development (Council File Nos. 18-1235; 18-1235-S1)

Dear Honorable City Councilmembers:

This firm represents 1600 Hudson, LLC ("Applicant") in connection with the proposed Schrader Hotel Project (the "Project"). The Applicant is in receipt of the following two appeal letters filed by Coalition for Responsible Equitable Economic Development ("CREED LA") regarding the City Planning Commission's Letters of Determination dated December 5, 2018 approving Case No. CPC-2016-3750-VZC-HD-MCUP-ZA-SPR and denying appeals and sustaining the Advisory Agency's approval of Case No. VTT-74521-1A ("Appeals"):

1. Appeal of VTT-74521-1A filed by Adams Broadwell Joseph & Cardozo, Nirit Lotan, on behalf of CREED LA, dated December 14, 2018.
2. Appeal of CPC-2016-3750-VZC-HD-MCUP-ZA-SPR filed by Adams Broadwell Joseph & Cardozo, Nirit Lotan, on behalf of CREED LA, dated December 26, 2018.

The purpose of this letter is to respond to the comments raised in the Appeals. The majority of the comments raised, however, have previously been presented in correspondence by CREED LA to the City during the administrative process and as such the City as well as the Applicant have responded to these comments. We reference prior responses wherever appropriate and focus this letter on the new assertions and information presented in the Appeals. We respectfully request that this letter be included in the administrative record and be considered by the Planning and Land Use Management Committee at its meeting scheduled for February 12, 2019.

- I. The City Planning Commission Properly Considered and Made the Requisite Findings to Support Its Approval of the Conditional Use Permit for Alcohol, Zoning Administrator's Adjustment, and Site Plan Review

CREED LA argues that the City cannot make the required findings for the quasi-judicial approvals – Master Conditional Use Permit to allow the sale and dispensing of alcohol ("CUB"), the Zoning

Administrator's Adjustment, and Site Plan Review – because the City has no evidence to support the required findings.

To the contrary, the City Planning Commission's quasi-judicial approvals were based on express findings supported by substantial evidence, including the Department of City Planning Staff Recommendation Report transmitted to the City Planning Commission prior to its action on the matter at its meeting on November 8, 2018. The Staff Recommendation Report included a clear summary of the proposed quasi-judicial approvals, related conditions of approval, and findings for the commissioners' consideration. At the City Planning Commission meeting on November 8, 2018, the commissioners considered the evidence in the record, including public comments, and ultimately adopted the findings in accordance with its authority and the procedures set forth in the Los Angeles Municipal Code.

## II. The City Prepared a Comprehensive and Adequate IS/MND

CREED LA raises its same concerns regarding the adequacy of the IS/MND's analysis of Project impacts on public health from toxic air contaminants ("TAC") and operational noise. As previously addressed in the Applicant's prior response to CREED LA dated August 31, 2018 and Parker Environmental Consultants' responses submitted to the City dated July 12, 2018, August 2, 2018, October 17, 2018, and February 7, 2019, the IS/MND adequately analyzed public health and operational noise impacts and determined that the Project would not result in significant impacts.

CREED LA fails to present a fair argument support by substantial evidence that the Project would result in a significant impact from operational noise and TAC emissions. Accordingly, we respectfully request that the Planning and Land Use Management Committee deny the Appeals, approve the Project, and elevate the matter to the City Council for final action.

Very truly yours,



Alfred Fraijo Jr.  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP