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November 17, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

12575 BEATRICE STREET; 12553 – 12575 WEST BEATRICE STREET; 5410 – 5454 SOUTH JANDY PLACE; CF 17-1041

Regarding the above-referenced property and Council File, this letter is provided to you in response to communication received on October 12, 2017 from the applicant's representative, Glaser Weil. Under "Attachment C," the representative submitted for your consideration "Minor Corrections to Planning Commission Adopted Findings."

The Department of City Planning concurs with all corrections as submitted. The noted height of 135 feet referenced throughout the findings accurately reflects the project as it was proposed and subsequently approved by the City Planning Commission on August 18, 2017. In addition, the requested modification to Finding No. 8, referenced as "Page F-18, Paragraph 3," accurately states that the project was conditioned with the City Planning Commission to require that all above-grade parking be fully integrated into the building design, utilizing extensive glazing. Language that strikes the limiting of parking levels to 2.5 and resultantly reduces parking is appropriate because the actions of the Planning Commission modified Planning Staff's recommendation report and allowed for the project to retain all proposed 3.5 levels of above-grade parking.

The Department of City Planning respectfully requests that any actions by the PLUM Committee incorporate the "Minor Corrections to the Planning Commission Adopted Findings" submitted by the applicant's representative on October 12, 2017.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Nicholas Hendricks
Senior City Planner

VPB:NH:JM