

## Communication from Public

**Name:** Edgar Khalatian  
**Date Submitted:** 11/22/2023 01:42 PM  
**Council File No:** 23-1153  
**Comments for Public Posting:** Please include the attached correspondence in the project's administrative record.

November 22, 2023

BY EMAIL

Los Angeles City Council  
Planning and Land Use Management Committee  
c/o Los Angeles City Council Clerk  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, California 90012

Re: Request for Technical Correction to T Conditions  
Council File: 23-1153

Dear Honorable Councilmembers:

We are submitting this letter on behalf of our client, 1000 Seward LLC (the “*Applicant*”) regarding the “1000 Seward” project (the “*Project*”). On July 13, 2023, the City Planning Commission held a public hearing for the Project and issued approvals and recommendations related to the Project’s entitlement requests (CPC-2020-1237-GPA-VZC-HD-MCUP-SPR).

On behalf of the Applicant, we respectfully request the City Council approve the Project with the proposed technical corrections related to the Conditions for Effectuating (T) Tentative Classification Removal. The requested technical corrections are attached to this letter as a redline to the T Conditions attached to the City Planning Commission’s Letter of Determination, dated September 5, 2023.

Thank you for your consideration.

Sincerely,



Edgar Khalatian

Enclosure

## CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

### Dedications/Improvements and Responsibilities/Guarantees.

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

**1. Bureau of Engineering.** Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.

**a. Seward Street:**

~~Waiver of five-foot dedication along Seward Street  
Waiver of three-foot widening along Seward Street~~

Along Seward Street, maintain the existing 25-foot half right-of way that consists of a 15-foot roadway and a 10-foot sidewalk. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

**b. Romaine Street:**

~~Limited depth dedication (-10' below grade)  
Waiver of one-foot widening along Romaine Street~~

Along Romaine Street, provide a five-foot sidewalk dedication to complete a 30-foot half right-of way, limited to a depth of 10 feet below finished sidewalk surface. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

**c. Hudson Avenue:**

Along Hudson Avenue, maintain the existing 30-foot half right-of way that consists of a 20-foot roadway and a 10-foot sidewalk. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

**e.d. Seward/Romaine Corner Cut:**

~~15' x 15' Limited height corner dedication from 0' to 40' above grade~~

At the intersection of Seward Street and Romaine Street adjoining the property, a 20-foot radius property line return or 15-foot by 15-foot corner cut will be dedicated and limited to a depth of 0 feet above finished sidewalk surface and limited to a height of 40 feet above finished sidewalk surface.

~~d.e.~~ **Hudson/Romaine Corner Cut:**

~~15' x 15' Limited height corner dedication from center of earth (unlimited below grade) to 15' above grade~~

At the intersection of Hudson Avenue and Romaine Street adjoining the property, a 20-foot radius property line return or 15-foot by 15-foot corner cut will be dedicated and limited to a height of 15 feet above finished sidewalk surface.

2. **Sewer.** Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
3. **Drainage.** Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
4. **Driveway/Parkway Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
5. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
6. **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
7. **Recreation and Park Fees.** The Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee, if applicable.
8. **Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
9. **Street Trees.** All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.