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December 3, 2024

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:

ADDITIONAL MODIFICATIONS AND CORRECTIONS FOR THE TVC 2050 PROJECT; CASE NOS. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN AND CPC-2021-4090-DA; CF NOS. 24-1315-S1, and -S2

Following are modifications and corrections to the draft ordinances and findings for each respective case, which were read into the record by Department of City Planning Staff at the Planning and Land Use Management Committee meeting on December 3, 2024.

Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

CPC-2021-4089-AD-GPA-ZC-HD-SP-SN (CF 24-1315-S1)

TVC 2050 Specific Plan, Appendix E – Streetscape Plan

Section 1.2.1: Streetscape Improvements

In each mention, correct the legend text for bicycles, trash receptacles, and benches (respectively) as follows:

Refer to Section ~~1.2.2~~ **1.4.A, 1.4.B, 1.4.G** of this document.

Section 1.4.B.d: Trash Receptacles

Correct the following misspelling:

~~right-of-way~~ **right-of-way**

TVC 2050 Specific Plan, Appendix H – Transportation Improvements

Modify Sections A.2, A.3, A.5, and B to read as follows:

A.2 Funding. In order to address these potential ~~impacts~~ **effects**, the project would fund implementation of an NTMP, specifically \$250,000 in ~~initial~~ funding to be provided ~~upon adoption of the Specific Plan,~~ **consistent with the LADOT Transportation Assessment**

Letter dated November 16, 2021, with an additional \$1.8 million to be provided under the Development Agreement.

A.3 Program Development. The NTMP should be developed in cooperation with the Los Angeles Department of Transportation (LADOT), appropriate Council staff and affected neighborhood residents. ~~The NTMP should include an implementation plan that sets key milestones and identifies a proposed process in developing a NTMP for the location.~~

A.5 Agreement. The NTMP ~~should~~ **implementation plan will set key milestones, identify a proposed process in developing a NTMP for each of the two study neighborhoods, and identify which types of measures will be prioritized. The NTMP implementation plan will** be formalized through an agreement between the Applicant and LADOT prior to the issuance of any certificates of occupancy. The agreement ~~should~~ **will** include a funding guarantee and outreach process, selection and approval criteria for any evaluated NTMP measures, and an implementation phasing plan.

B. Other Transportation Improvements. ~~Prior to the first issuance of any certificates of occupancy, the Project shall implement the following bicycle improvements to the satisfaction of LADOT:~~ **Consistent with the LADOT Transportation Assessment Letter, the \$250,000 contribution discussed above will also contribute toward the implementation of bicycle improvements, such as:**

1. Striped bicycle lanes and shared bicycle lanes (sharrows) on Rosewood Avenue, a Mid-City Low-Stress Bicycle Enhanced Corridor.
2. A roundabout at Martel Avenue and Rosewood Avenue.

TVC Sign District, Appendix A – Conceptual Sign Plans

The Sign District Conceptual Sign Plans will be corrected as follows:

Update the Site Plan and Elevations to show the height change along Fairfax Avenue and to be consistent with the updated Appendix A - Initial Development Plan of the Specific Plan.

Remove a footnote which references the Draft EIR signage plan, since it is no longer relevant.

Correct the location of one of the architectural ledge signs on Beverly Boulevard.

CPC-2021-4090-DA (CF 24-1315-S2)

Development Agreement Ordinance, Sections 7.1 and 8.9.1:

In each mention, correct the wording as follows:

Planning Department City

Development Agreement Findings, pages F-1 and F-2:

In each mention, correct the total project square footage as follows:

1,724,000 1,686,000 square feet

CONCLUSION

Staff recommends that the referenced corrections be incorporated in the final decision.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in cursive script that reads "Paul Caporaso".

Paul Caporaso
City Planner

VPB:MZ:MN:PC