

Allen Matkins

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Via Electronic Mail

March 1, 2021

Chair Marqueece Harris-Dawson
Vice Chair Gil Cedillo
Councilmember Bob Blumenfield
Councilmember John Lee
Councilmember Mark Ridley-Thomas
City of Los Angeles
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, California, 90012

**Re: 1614-1626 West Temple Street - Case Nos. DIR-2019-7519-TOC and
ENV-2019-7520-CE**

Dear Chair Harris-Dawson and Members of the Planning and Land Use Management Committee:

This firm represents 1614 Temple, LLC, owner of the property located at 1614-1626 West Temple Street and applicant for the above-referenced Case. We are in receipt of comments submitted on behalf of the appellant Temple CW, LLC (“Appellant”) in support of the appeal. Please be advised that such comments mischaracterize the Project and fail to establish any grounds on which the determinations by the Director of Planning and City Planning Commission should be overturned. The appeal of the adoption by the Director and the City Planning Commission of the categorical exemption for the Project is accordingly without merit and should be denied.

As set forth in the enclosed response by Crain & Associates to the comments submitted by KR Engineering Group, Inc. on behalf of the Appellant, the Transportation Assessment for the Project prepared by Crain & Associates dated November 2019 (“TA”) accurately analyzed the traffic impacts of the Project based on the City’s Transportation Assessment Guidelines, including 30 pages of VMT calculations attached as Appendix B to the TA that were apparently overlooked by KR Engineering Group. Please also note that contrary to assertions made on behalf of the Appellant by Solomon Saltsman & Jamieson, only 39 of the 72 parking spaces for the Project will have access from the alley adjoining the Project site on the east and that the remaining parking spaces, including the parking spaces for the commercial uses at the Project, will have access exclusively from Temple Street.

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For the foregoing reasons, you are respectfully requested to disregard the comments submitted on behalf of the Appellant and to deny the appeal and approve the Project as proposed. Your careful attention to this request is greatly appreciated. Please do not hesitate to contact me with any questions or if I can provide any additional information with regard to the issues set forth above.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick Perry", written in a cursive style.

Patrick A. Perry

PAP
Enclosure