

Communication from Public

Name: Justin Mahramas
Date Submitted: 01/31/2022 03:48 PM
Council File No: 21-1481
Comments for Public Posting: Good Afternoon, Please see the attached letter from the Applicant's representative for Item No. 4 on the Planning and Land Use Management Committee agenda for February 1, 2022.
Best, Justin

January 31, 2021

File Number: 05KV-289277

VIA LACouncilComment.com

Planning and Land Use Management Committee
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Re: PLUM Agenda Item No. 4 - Request for Modified Condition of Approval No. 27 (CF- 21-1481; ENV-2019-6290-MND)

Dear Chairman Harris-Dawson and Honorable Councilmembers:

Our firm represents the Automobile Club of Southern California (“Applicant”) regarding the proposed project at 640-700 West 27th Street (“Project”) in the City of Los Angeles (“City”). The City Planning Commission recommended the Project for approval on September 30, 2021. We support the Planning Commission’s recommendation of approval, but respectfully request a modification to Condition of Approval number 27. We have drafted the recommended modified condition language below for your reference. While the Applicant will provide the highest level of EV chargers feasible, the current electrical infrastructure in the project area makes the installation of 75 Level III EV chargers on Day 1 infeasible. Even if all Day 1 chargers were Level III, the current electrical capacity would severely hinder their efficiency and provide no benefit over Level II chargers.

The Applicant will endeavor to provide as many Level III EV chargers as feasible, but cannot commit to the language of the Condition of Approval requiring all Day 1 chargers be Level III. We respectfully request Condition of Approval 27 be modified as follows. Removed language provided in ~~strikethrough~~ and added language provided in **bold**.

27. Electric Vehicle Chargers. The project shall provide 75 Level ~~IIII~~ or above EV chargers on Day 1 of operation of the structure with 146 stalls wired for future adaptability. **However, the project shall provide Level III or above EV chargers, when feasible.**

We are happy to answer any questions regarding our request at the upcoming PLUM hearing for the Project on February 1, 2022.

SheppardMullin

Planning and Land Use Management Committee
January 31, 2021
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Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfred Fraijo Jr.', with a stylized flourish at the end.

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

cc: Sherilyn Correa (sherilyn.correa@lacity.org)
Sergio Ibarra (sergio.ibarra@lacity.org)