

May 27, 2022

Hon. Marqueece Harris-Dawson
Chairman
Planning Land Use Management Committee
200 North Spring Street, Room 450
Los Angeles, CA 90012

Re: CPC-2019-4983-GPA-VZC (CF 22-0410)
2417-2455 North Thomas Street, 2428-2436 North Gates Street

Dear Chairman Harris-Dawson:

On behalf of the current property owner, Narrator, Inc., I would like to request modifications of two proposed conditions of approval, described in the CPC Letter of Determination for the project, issued on March 29, 2022, to be heard at a yet to be scheduled Planning and Land Use Management Committee meeting.

Proposed added language is underlined and proposed deleted language is annotated with ~~strikeout~~.

Condition Q.2.

Use. The subject site shall only contain storage, office and motion picture/television production uses as allowed in the C4 Zone and shown in Exhibit A; or the site may be developed with residential uses allowed and in accordance with the density and all other development standards of the [Q]R1-1D zone (Ordinance No. 180,403).

- a. The subject site shall only contain storage, office, and motion picture/television production uses as allowed in the C4 Zone.
- b. ~~Any production, animation, filming/video/audio processing, and studio-related uses shall require a Conditional Use Permit pursuant to the C4 zone.~~
- b.e. A maximum of 15,792 square feet of office and motion picture/television uses and 1,526 square feet of storage use, for a total of 17,318 square feet shall be permitted.
- c.d. A maximum additional 10,000 square feet of office and motion picture/television uses shall be permitted.

Justification

There are several different uses enumerated in the Los Angeles Municipal Code related to motion picture production. These include MOTION PICTURE FILM and TELEVISION TAPE EDITING (LAMC 12.14 A.12), MOTION PICTURE FILM or TELEVISION TAPE RECONSTRUCTION (LAMC 12.14 A.12), and MOTION PICTURE PRODUCTION (12.12.A.45). To better ensure that all permitted motion picture production uses that are currently allowed in the C2 and C4 zone are permitted by the conditions of approval, we would suggest that the word "production" be included in the text of the condition to be more inclusive of the types of motion picture uses that are currently allowed in the C-2 and C-4 Zone and that should be allowed for the proposed use of the site by the Applicant, Narrator Inc. They do post-production and media production in an office environment using with current production technologies. The additional language will help clarify that all production type uses are allowed in the C-4 zone are permitted.

Planning Staff suggested the deletion of Condition 2.b as the LAMC already enumerates the types of uses requiring a Conditional Use Permit, so it is somewhat redundant to state a subset of the specific uses in this condition.

Condition T.1.C. (First Paragraph)

C. Improvement Required –

Gates Street – ~~Construct new integral concrete curb and gutter along property frontage.~~ Repair and or replace all broken, off-grade or bad order curb and gutter, concrete sidewalk, and roadway pavement. Close all unused driveways and reconstruct all open driveways to comply with ADA requirements.

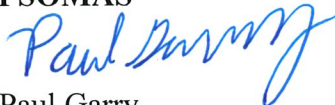
Justification

The project side has approximately 100 feet of street frontage on Gates Street. The curb, gutter, and sidewalk are in a very good state of repair. In fact, it is fair to say the frontage along the subject property is in better shape than any other segment on the block. Thus, it is unnecessary to completely reconstruct the curb and gutter as the condition is currently drafted. By requiring only the repair of broken, off-grade, or bad curb and gutter, the condition would be consistent with typical Bureau of Engineering conditions when there is no new development proposed for a project site.

Please let me know if you have any questions about the requested revisions.

Sincerely,

PSOMAS



Paul Garry
Senior Project Manager

cc: Jane Choi & Nicole Sanchez, City Planning Department
Emma Howard, Council District 14
Josh Oreck & Tina Carter, Narrator, Inc.