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Ref: 81823-0001

September 6, 2022

VIA E-MAIL (clerk.plumcommittee@lacity.org)

Hon. Chair Marqueece Harris-Dawson and

Members of the Planning and Land Use Management Committee

Attention: Candy Rosales, Legislative Assistant

200 North Spring Street, Room 272

Los Angeles, CA 90012

Re: Property Address: 3209-3227 West Sunset Boulevard
Council File 22-0468

Case No. CPC-2021-2035-DB-CU-CUB-SPR-HCA; ENV-2021-2036-CE

Continued Hearing Date: September 6, 2022, Agenda Item 9

Hon. Chair Harris-Dawson and Hon. Members of the PLUM Committee:

As detailed in our prior July 29, 2022, letter, this office represents Sunset Twins-HH, LLC, the applicant seeking to replace an existing two-story auto body repair shop located at 3209-3227 Sunset Boulevard, with a new mixed use residential development consisting of 86 units, 10 of which are reserved for Very Low Income housing (the "Project"). We submit this supplemental letter to express our support for the Department of City Planning's September 2, 2022, staff report, which concurs with our recommendation that the City Council should deny both appeals and adopt the City Planning Commission's ("CPC") recommendation report approving the Project. This recommendation, and the associated environmental determination, is solidly supported by substantial evidence in the record, and the appeals fail to put forth any legitimate or lawful basis to justify any alternative conclusion. Finally, we want to also reiterate the staff report's finding that the "CPC's actions relating to the Density Bonus Incentives/Waivers of Development Standards... are not appealable, and therefore are not before the PLUM Committee for consideration." (September 2, 2022, Staff Report, Pg. 4.) Accordingly, the CPC's action approving the Density Bonus, as well as the Project's use of the associated incentives and waivers, is final. Thank you again for your consideration, and we once again ask that you deny both appeals.

Very truly yours,



DANIEL FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

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CC: Craig Bullock, Legislative Director, Councilmember O'Farrell
Elizabeth Ene, Director of Planning and Land Use, Councilmember Blumenfield
Paola Bassignana, Dir. of Planning and Econ. Development, Councilmember Rodriguez
Albizael Del Valle, Deputy District Director, Councilmember Harris-Dawson
Gerald Gubatan, Planning Director, Councilmember Cedillo
Hannah Lee, Chief of Staff, Councilmember Lee
Oliver Netburn, Principal City Planner, Department of City Planning
Stephanie Escobar, Planning Assistant, Department of City Planning
Parissh Knox, Deputy City Attorney, Office of the City Attorney

EXHIBIT A