

Communication from Public

Name: Sara Hernandez, DLA Piper LLP

Date Submitted: 04/26/2023 04:28 PM

Council File No: 17-0808-S1

Comments for Public Posting: Dear Honorable City Councilmembers: We write today on behalf of the applicant for the 929 E 2nd Street project ("Project"), 929 E4 LLC ("Applicant"), to request one revision to Condition 15 of the proposed Conditions of Approval for Case Number APCC-2021-10197-ZC as modified by the Central Los Angeles Area Planning Commission at its meeting on November 8, 2022. APCC-2021-10197-ZC Conditions of Approval 15: Current draft condition: Steel Framing. The project shall maintain the steel framing structure along the building façade, as shown in the renderings stamp-dated May 19, 2017 and included in Exhibit "A". Proposed revision: Façade. The project shall maintain the building façade as shown in the renderings stamp-dated June 7, 2022 and included in Exhibit "A". This Project was originally approved on September 26, 2017 (Case Number CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR; Council File Number 17-0808) to allow a 102,679-square-foot ("sf"), 131-foot-tall, 7-story building with office, artist studio, photo studio, event center, screening room, restaurant/lounge, retail, gym/spa, and private club uses. Due to the changing economy and market conditions brought on by the pandemic, the Applicant requested a Zone Change to modify the conditions of approval, increase the allowable floor area, and to eliminate the private club that was a part of the original approval. The modified project would have an updated façade with more open space, and the original 4th floor parking level would be split into 2 office levels, resulting in a 131-foot tall, 8-story, 124,233 sf building with office, artist studio, photo studio, event center, screening room, restaurant/lounge uses. Due to the changes in the floor area, uses, and façade, some of the original conditions of approval, including the Qualified ("Q") Conditions adopted in association with Ordinance Number 185,180 and Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR were modified to reflect the updated design, floor area, and use. For example, the (Q) Condition was modified with as below: Site Development. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", stamp-dated May 19, 2017 June 7, 2022, except as may be revised as a result of this action. All references to the May 19, 2017 Exhibit A were modified to reference the

stamped-dated June 7, 2022 Exhibit A. The new design as shown in Exhibit A stamped-dated June 7, 2022 does not include a strictly steel framed façade. Rather, the façade is comprised of a combination of glass, steel, and concrete, to allow large open space and decorative planters. The proposed conditions of approval inadvertently left out and did not modify Condition 15 to reflect the new design, and we are therefore requesting a modification to this condition. Thank you for your time and consideration. We are happy to answer any questions you may have. Best regards, Sara Hernandez



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April 26, 2023

Via Public Comment Portal and Email

Los Angeles City Council Planning and Land Use Management Committee
Office of the Clerk
200 North Spring Street, Room 360
Los Angeles, CA 90012

Email: clerk.plumcommittee@lacity.org

**Re: Request for Technical Correction to Proposed Planning Conditions of
Approval Number 15.
Address: 929 E 2nd Street
Case Number: APCC-2021-10197-ZC
Council File Number: 17-0808-S1
Applicant Technical Condition Comment Letter No. 1**

Dear Honorable City Councilmembers:

We write today on behalf of the applicant for the 929 E 2nd Street project ("Project"), 929 E4 LLC ("Applicant"), to request one revision to Condition 15 of the proposed Conditions of Approval for Case Number APCC-2021-10197-ZC as modified by the Central Los Angeles Area Planning Commission at its meeting on November 8, 2022.

APCC-2021-10197-ZC Conditions of Approval 15:

Current draft condition:

Steel Framing. The project shall maintain the steel framing structure along the building façade, as shown in the renderings stamp-dated May 19, 2017 and included in Exhibit "A".

Proposed revision:

Steel Framing Façade. The project shall maintain ~~the steel framing structure along~~ the building façade, as shown in the renderings stamp-dated ~~May 19, 2017~~ June 7, 2022 and included in Exhibit "A".



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This Project was originally approved on September 26, 2017 (Case Number CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR; Council File Number 17-0808) to allow a 102,679-square-foot ("sf"), 131-foot-tall, 7-story building with office, artist studio, photo studio, event center, screening room, restaurant/lounge, retail, gym/spa, and private club uses.

Due to the changing economy and market conditions brought on by the pandemic, the Applicant requested a Zone Change to modify the conditions of approval, increase the allowable floor area, and to eliminate the private club that was a part of the original approval. The modified project would have an updated façade with more open space, and the original 4th floor parking level would be split into 2 office levels, resulting in a 131-foot tall, 8-story, 124,233 sf building with office, artist studio, photo studio, event center, screening room, restaurant/lounge uses.

Due to the changes in the floor area, uses, and façade, some of the original conditions of approval, including the Qualified ("Q") Conditions adopted in association with Ordinance Number 185,180 and Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR were modified to reflect the updated design, floor area, and use.

For example, the (Q) Condition was modified with as below:

Site Development. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", stamp-dated **May 19, 2017 June 7, 2022**, except as may be revised as a result of this action.

All references to the May 19, 2017 Exhibit A were modified to reference the stamped-dated June 7, 2022 Exhibit A. The new design as shown in Exhibit A stamped-dated June 7, 2022 does not include a strictly steel framed façade. Rather, the façade is comprised of a combination of glass, steel, and concrete, to allow large open space and decorative planters.

The proposed conditions of approval inadvertently left out and did not modify Condition 15 to reflect the new design, and we are therefore requesting a modification to this condition.

Thank you for your time and consideration. We are happy to answer any questions you may have.

Best regards,

A handwritten signature in black ink, appearing to read 'Sara Hernandez', written over a circular stamp that also contains the name 'Sara Hernandez'.

Cc: *Ranata Ooms, City Planner (renata.ooms@lacity.org)*
Stephanie Escobar, City Planning Associate (stephanie.escobar@lacity.org)



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Gerald Gubatan, Senior Planning Advisor, Council District 14
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Albizael Del Valle, Economic Development Deputy, Council District 8
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Candy Rosales, Deputy City Clerk (candy.rosales@lacity.org)

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