

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1660
FAX: (650) 589-5062

amarshall@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201
FAX: (916) 444-6209

ARIANA ABEDIFARD
KEVIN T. CARMICHAEL
CHRISTINA M. CARO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
RICHARD M. FRANCO
ANDREW J. GRAF
TANYA A. GULESSERIAN
DARION N. JOHNSTON
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel

MARC D. JOSEPH
DANIEL L. CARDOZO

October 12, 2023

VIA EMAIL

Valentina Knox-Jones, City Planner
City of Los Angeles, Department of City Planning
E-mail: valentina.knox.jones@lacity.org

Candy Rosales, Deputy City Clerk,
Planning and Land Use Management Committee
Email: clerk.plumcommittee@lacity.org

Re: HPMC Building Project (Case No. APCC-2020-1764-SPESPP- SPR, Environmental Case No. ENV-2015-310-MND-REC1)

Dear Ms. Knox-Jones and Ms. Rosales:

This firm represents the Coalition for Responsible Equitable Economic Development Los Angeles ("CREED LA") with regard to the above-referenced HPMC Building Project ("Project"). On October 18, 2021, CREED LA filed comments stating objections and concerns regarding the Addendum to the October 2015 Initial Study/Mitigated Negative Declaration prepared for the Project. On December 7, 2021, CREED LA filed an appeal of the Project's approval to the Los Angeles City Council ("Appeal"). The Appeal is scheduled for a hearing before the City Council on October 17, 2023.

We are pleased to report that, as a result of direct discussions with the Applicant, the Applicant has agreed to implement additional environmental measures regarding health risk, air quality, greenhouse gas emissions, and noise above and beyond what was identified as necessary by the City of Los Angeles in the Addendum:

A. HEALTH RISK

- 1) All off-road diesel-powered construction equipment greater than 50 horsepower shall utilize Tier 4 Final or better engines, or other equivalent methods approved by the California Air

Resources Board (CARB), to reduce air emissions. If Tier 4 Final engines are not available, controls shall be installed on the highest tier equipment available.

- 2) During Project construction, Developer shall restrict idling of on-site heavy equipment, including trucks, to three minutes or less, to the extent feasible. This restriction shall be posted on signs that are visible at all entrances and exits on the Project construction site.

B. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

- 1) All generators (including portable, standby, or emergency generators) used for construction of the Project shall be powered by a non-diesel fuel, to the extent feasible. Acceptable alternatives to diesel-fueled generators include solar, natural gas, and liquid propane generators. Applicant shall recommend contractual language in tenant lease agreements, to the extent feasible, to include this requirement for operational generators.

C. NOISE

- 1) The construction contractor shall use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction, when commercially available, to avoid noise associated with compressed air exhaust from pneumatically powered tools.

With the adoption of these additional environmental measures, CREED LA's objections to the Project and the Addendum are fully resolved. CREED LA hereby withdraws its Appeal and respectfully requests that the City adopt the Addendum and approve the Project.

Please let me know if you have any questions.

Sincerely,



Aidan P. Marshall

APM:acp