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Los Angeles, CA 90013-0096

March 10, 2020

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case No:** DIR 2019-7676-TOC-TFAR-WDI-SPR; ENV 2019-7677-EAF
Project Address: 1317 S. Grand
Applicant: Bradley Padden

Project Description: Applicant is requesting a master conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 existing restaurant venues and open air outdoor rooftop bar.

The Applicant requests the following discretionary approvals to construct a new residential development consisting of approximately 57,147 square feet of floor area with up to 151 residential units within an eight-story building.

1. Pursuant to Los Angeles Municipal Code (“LAMC”) Section 14.5.7, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for less than 50,000 square feet (28,754 square feet) of floor area.
2. Pursuant to LAMC Section 12.22.A.31, the Applicant requests approval of a Transit Oriented Communities (“TOC”) Tier 4 level incentives with 11% of the total proposed residential dwelling units to be provided as restricted affordable at the Extremely Low Income level.
 - a) Pursuant to TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) Section VI.2.a.ii, a reduction in the required parking for residential units;
 - b) Pursuant to TOC Guidelines Section VII.1.b.ii the Applicant seeks a maximum 25% decrease in required open space.
3. Pursuant to LAMC Section 16.05.C.1.b & e, the Applicant requests approval of Site Plan Review.
4. Pursuant to LAMC Section 12.37.I, the Applicant requests the following Waiver of Dedication and/or Improvements:

The Applicant requests a 5-foot easement, limited in height to 40-feet above grade, in lieu of the 5-foot dedication and improvement requirement along Grand Avenue.

Dear Zoning Administrator:

At our regularly held public meeting on March 10, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on February 18, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. DIR 2019-7676-TOC-TFAR-WDI-SPR; ENV 2019-7677-EAF. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction;

CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours;

CONDITION 3: Ground floor retains transparency at all times to allow for eyes on the street and pedestrian safety;

CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change;

CONDITION 5: Applicant explores options to have a designated space for accommodating pet waste is incorporated on site to mitigate pet waste polluting sidewalks; (e) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON May 102 2020***

Patricia Berman
DLANC President

Beverly Christiansen / Ryan Afari
DLANC Planning & Land Use Committee Chairs

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Bradley Padden / kedson@stsconst.com (1317 SGA QOZB LLC)
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