

 <p><b>DLANC</b> Downtown Los Angeles Neighborhood Council</p> <p><a href="http://www.dlanc.com">www.dlanc.com</a> P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p><b>Patti Berman, President</b> <b>J. Russell Brown, VP Administration</b> <b>Anastasia Johnson, VP Outreach &amp; Communication</b> <b>Scott Bytof, Treasurer</b> <b>Tina Pellegrino, Secretary</b></p>
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February 11, 2013

Los Angeles Department of City Planning  
Development Services and Zoning Administration Division, 7th Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case #:** ZA-2013-3224-ZV-TDR-MSC-SP  
**Project Address:** 801 S. Olive Street  
**Applicant:** CP IV Olive, LLC

Dear Zoning Administrator:

At our regularly held public meeting on, February 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on January 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the applicant’s request for:

*“ (1) Approval of a Director’s Determination for a 10% reduction from the required 37,850 sf of open space. (2) Approval of a Variance to allow 43 trees in lieu of the 91 trees required for 363 residential units. (3) Approval of a TFAR of less than 50,000 sf. (4) Approval of Site Plan Review.”*

For the tree variance, the applicant stated they would donate 48 trees to an organization to be planted and maintained. There were few other concerns expressed. First is regarding the two curb cuts along Olive Street and DLANC suggests if at all possible to eliminate one of the two proposed curb cuts. Second was a concern regarding the possible sidewalk closure during construction and the impact it has on nearby businesses and pedestrian access. The construction time for large projects as this can limit sidewalk access for 2-3 years. DLANC suggests the applicant to consider the neighborhood impacts sidewalk closures have and direct the General Contractor to allow for pedestrian walkway(s) during construction.

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LADCP and City Council Office. DLANC fully supports the applicant’s request and encourages the city to approve.

If possible, please provide a digital copy of the decision letter by email to [planning@dlanc.com](mailto:planning@dlanc.com) instead of sending a hard copy. Thank you for consideration of these comments.

Very truly yours,

Very truly yours,

## DRAFT LETTER FOR DLANC BOARD REVIEW

Patricia Berman  
DLANC President

Simon Ha, AIA, LEED AP  
DLANC Planning & Land Use Committee Chair

CC: Tanner Blackman (Council District 14)  
Theodore Irving (LADCP)  
Simon Pastucha (LADCP)  
Jim Ries (Craig Lawson & Company, LLC)