

August 8, 2017

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 2017-2333-SPR, ENV 2017-2334-EAF
Project Address: 655 S. San Pedro St, 513 E 7th St Los Angeles, CA 90014
Applicant: SP7 Apartments, LP
Project Description: Demolition of an existing warehouse and construction of a 7-story (89' in height), approx. 46,510 sq. ft. affordable housing project with 81 residential units (80 Restricted Affordable Efficiency dwelling units one manager's).

Dear Zoning Administrator:

At our regularly held public meeting on August 8, 2017, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on July 18, 2017, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's request listed below:

Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- a. A 35% increase in total floor area.
- b. The open space, including the number of trees, required by Section 12.21.G shall be reduced by one-half.
- c. No parking required for dwelling units for households earning less than 50% of the Area Medium Income (AMI).
- d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit. Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. Subject to 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.

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 AUGUST 8, 2017***

Patricia Berman
DLANC President

Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Jim Ries of Craig Lawson & Company, LLC (on behalf of SP7 Apartments, LP) (via email)

DRAFT

August 8, 2017

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

RE: Planning Case No: ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1
Project Address: 446-448 S.Main Street Los Angeles, CA 90013
Applicant: The Regent Theatre DTLA, LLC
Project Description: A Plan Approval renew the entitlements in case number ZA-2012-0377(CUB)(CUX)(ZV); to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater. A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

Dear Zoning Administrator:

At our regularly held public meeting on August 8, 2017, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on July 18, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater. A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

Requested changes to prior approval (see chart on next page):

The table below outlines the proposed changes:

	Con- dition #	Previous Approval ZA-2012-0377(CUB)(CUX)(ZV)	New Approval ZA-2012- 0377(CUB)(CUX)(ZV)(PA1)
Interior Square Footage	7	11,790 square feet	11,501 square feet (per C of O)
Seats	7	Restaurant: 42 Lounge: 29 Patio: 20 Theater: 412 Mezzanine: 147	Restaurant: 46 Lounge: 34 Patio: 20 Theater: 450 Mezzanine: 100
Standing Patrons	7	Theater – ground floor: 844 Mezzanine: 356	Theater – ground floor: 800 Mezzanine: 200
Restaurant & Lounge Hours	10	9 a.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
Theater Hours	11	12 p.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
Patio Hours	15	9 a.m. to 2 a.m. daily with alcohol sales ending at 1:30 a.m.	Same
Alcohol Hours	10, 11, 14, 15	Alcohol sale must end at 1:30 a.m. and consumption must end at 2 a.m.	Change wording to state that alcohol service hours must match state law in anticipation of Senate Bill 384 which would allow alcohol service to 4 a.m.
Patio barrier	15.e.	Patio barrier must be a 42" iron railing	The patio has 42" planters instead of an iron railing
Arcade games	18	One photo booth and four or fewer arcade games are allowed in the restaurant and lounge only	Change wording to allow these to be anywhere
Private room	26	No enclosed room intended for use by patrons or customers is permitted	Allow one private room as an artist green room or artist family and friend room only
Valet	31, 32	Required at all times when the theater is in use	Remove this condition
Security Guard requirement	46	Security ratio must be 1 guard per 50 patrons	Allow seated events to have one guard per 75 patrons
Security Guard First Aid	47	All security guards must have American Red Cross First Aid	Allow other types of First Aid training
Term limit	57	5 years	10+ years

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. *Subject to the conditions 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 request.

August 8, 2017

Page 2

CONDITION 1: If there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their project.

CONDITION 2: The CUB is limited to 5 years.

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 AUGUST 8, 2017***

Patricia Berman
DLANC President

Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Eddie Navarrette of F.E. Design & Consulting (on behalf of The Regent Theatre DTLA, LLC)

August 8, 2017

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

RE: **Planning Case No:** CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF
Project Address: 656-660 S. Stanford Ave., Los Angeles CA 90021
Applicant: Lamp Lodge, LP
Project Description: Demolition of existing SRO building (50 Units); relocation of tenants (42 currently); construction of new 6 stories of residential units (total of 82) and amenities spaces over 1 story parking.

Dear Zoning Administrator:

At our regularly held public meeting on August 8, 2017, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on July 18, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- (1) General Plan Amendment (GPAJ) per LAMC Section 11.5.6, Section 12.32 – Request is to change the Land Use Designation from Light Manufacturing to Regional Center with 6:1 FAR Limitation.
- (2) Vesting Zone Change (VZCJ) per LAMC Section 12.32 Q – Request to permit a vesting change of zone from M2-2D to C2-2.
- (3) Height District Change (HD) per LAMC Section 12.32 F - Request to permit a change of zone from Height District 2D to Height District 2 and remove the D limitation.
- (4) Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for an affordable housing project that exceeds 50 units.
- (5) Project JJJ Designation and Incentives – Request to permit the application of two of the three incentives allowed under JJJ:
 - Additional Reduction of Open Space from that permitted under the Greater Downtown Housing Incentive Ordinance to allow for an additional 733 SF reduction from the 4,113 SF requirement (50% of 8,225 SF) for a total of 3,380 SF of Open Space provided.

August 8, 2017

Page 2

- Reduction in the required number of trees. The LAMC requirement is 1-24" box tree for every 4 units; 82 units would require 21-24" box trees project is able to provide 1-48" tree, 5-36" box trees and 4-24" box trees for a total of 10 trees.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. While DLANC's support is not conditioned, DLANC encourages the Applicant to review and provide more ground floor retail along Broadway and encourages wider sidewalks rather than street widening. Subject to 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.

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 AUGUST 8, 2017***

Patricia Berman
DLANC President

Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Mee Lee (on behalf of Lamp Lodge, LP) (via email)