

October 9, 2018

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

RE: Planning Case No: VTT-72702-CN-M1; ZA-2018-2852-CU-CUB-ZV-TDR-SPR;
ENV-2014-564-MND-REC1
Project Address: 1153-1155 S. Olive Street and 309 W. 12th Street (Site 1A) / 1147-
1149 S.Olive Street and 321 W. 12th Street (Site 1)
Applicant: Kevin Lindquist for DTLA South Park Properties Propco II

Project Description: Proposed new construction, use, and maintenance of a new, 16-story, 121,218 square-foot, mixed-use building with 258 hotel guest rooms and 4,618 square feet of ground floor retail and restaurant uses. The Project will provide a total of 38 vehicle parking spaces.

Dear Zoning Administrator:

At our regularly held public meeting on October 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on September 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.11, a Modification to a previously approved Vesting Tentative Tract Map No. VTT-72702-CN to allow for the subdivision of two conventional lots, two master lots, and 29 airspace lots, in conjunction with the construction, use, and maintenance of a maximum of 536 residential condominiums, 243 258 hotel guest rooms and additional meeting rooms, and a maximum of 25 commercial condominiums comprised of 14,528 square feet of commercial space.
- 2) ZA-2018-2852-CU-CUB-ZV-TDR-SPR
- 3) Pursuant to LAMC Section 12.24-S, a Conditional Use to permit changes to parking requirements not to exceed 20 percent of the requirements otherwise required by the Code, before any included parking reduction for bicycle parking credits;

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- 4) Pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel (268 seats) and restaurant (204 seats), and the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed retail establishment, within a mixed-use development in the C2-4D-O Zone;
- 5) Pursuant to LAMC Section 12.27, a Zone Variance to allow more than 40 percent of the required automobile parking stalls to be designed as compact stalls in lieu of the requirements of LAMC Section 12.21-A,5(c);
- 6) Pursuant to LAMC Section 14.57, a Transfer of Floor Area Rights of less than 50,000 square feet from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site); and
- 7) Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more guest rooms.

In DLANC's view, the information presented provides adequate justification for granting Applicant's requests. *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 project. Additionally, the Planning and Land Use Committee strongly encourages that further development and design consideration is given to the Olive Street elevation to include more fenestration and/or design activation, and that the design on the ground floor on the 12th Street elevation is more accessible and inclusive.

CONDITION:

- (1) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval;
- (2) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- (3) Applicant will ensure any temporary walkways covered due to construction are well-lit

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.

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Very truly yours,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON OCT 9, 2018***

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)
Kara Tobin / kara.tobin@psomas.com (via email)

DRAFT

October 9, 2018

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 2012-3462 CUB-PA1
 Project Address: 600 S Spring St.
 Applicant: Cary Berger for Artisanal Brewers Collective

Project Description: The Applicant is seeking a Conditional Use Permit to allow the continued sale of a full line of alcoholic beverages, in conjunction with the operation of an existing restaurant with 2,549 SF, 55 seats interior and 577 SF, 37 seats outdoor for a total of 3,126 SF and 92 seats. Hours of operation from 11:00 am – 2:00 am daily.

Dear Zoning Administrator:

At our regularly held public meeting on October 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to approved affirmation on September 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC 12.24 M, an Approval of Plans to allow the continued sale and dispensing of a full line of alcoholic beverages, in conjunction with an existing 2,015 square-foot restaurant with 82 interior seats, inclusive of a 460 square-foot covered outdoor dining area, with 223.5 square foot outdoor dining area in the public right-of-way with 16 seats, having hours of operation from 7:00-2:00am, daily.

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. Planning case was affirmed without presentation.

CONDITIONS:

- (1) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval

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.

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DLANC President

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DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Margaret Taylor / margaret@apex-la.com (via email)

October 9, 2018

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-2012-3366-CUB-PA1
Project Address: 630 W 6th Street
Applicant: Thomas D. Warren for 8th & Spring, LLC

Project Description: Applicant is requesting a continuation of the sale of a full line of alcoholic beverages in conjunction with the operation of an existing restaurant.

Dear Zoning Administrator:

At our regularly held public meeting on October 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the approved affirmation on September 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Pursuant to Section 12.24 M, Conditional Use Plan Approval to permit the sale of full line of alcoholic beverages in conjunction with the operation of an existing restaurant with 2,549 SF, 55 seats interior and 577 SF, 37 seats outdoor for a total of 3,126 SF and 92 seats. Hours of operation from 11:00 am – 2:00 am daily.

In DLANC’s view, the information 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. Planning case was affirmed without presentation.

CONDITIONS:

- (1) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval

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