

January 8, 2019

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-2018-4527-CUB-CUX-ZV
Project Address: 550 S Flower St Los Angeles, CA 90071
Applicant: HOTELCRAFTERS LA, LLC
Project Description: A new conditional permit to permit live entertainment and public dancing on the 1st floor, 2nd floor, and rooftop of an existing 146,110 sf. hotel (The Standard). Including the continued sales and consumption of a full-line of alcohol beverages throughout the building

Dear Zoning Administrator:

At our regularly held public meeting on January 8, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 18, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to LAMC Section 12.24-W,1 Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 146,110 square-foot hotel. Operating 24-hours daily, with alcohol sales from 6am – 2am daily.
2. Pursuant to LAMC Section 12.24-W,18 Conditional Use Permit to allow public dancing on the ground floor, second floor, and on the rooftop level.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. 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 JANUARY 8, 2019***

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)
Elizabeth Peterson of Elizabeth Peterson Group, Inc. / samira@epgla.com (via email)

DRAFT

January 8, 2019

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-2018-6022-ZV-TDR-SPR, ENV-2018-6023-EAF
Project Address: 218 W 5th St Los Angeles, CA 90013
Applicant: Parviz Mossighi
Project Description: Adaptive reuse and partial reconstruction and addition to former hotel (Alexandria Hotel) for new use as apartments with ground floor lobby and commercial.

Dear Zoning Administrator:

At our regularly held public meeting on January 8, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 18, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below (except that Request #2 is modified by Condition #1 below):

1. Authorizing section 12.27. Pursuant to LAMC 12.24.A.4 Parking. Requesting to waive parking requirements.
2. Authorizing section 12.27. Pursuant to LAMC 12.24.A.16. Requesting to reduce long term bike parking spaces from 23 to 12 and to allow all of the short term bike parking to be located inside of the building, at the basement level.
3. Authorizing section 14.5. TFAR. Request use of TFAR to allow increased FAR from by right FAR of 6:1 to proposed FAR of 7.9:1.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests (as modified by the applicable conditions set forth below). *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.

CONDITION 1: Applicant shall fulfill the long term bike parking requirements as set forth in the Los Angeles Municipal Code; DLANC would support the elimination of the short term bike parking requirement;

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CONDITION 2: Applicant will include verbiage in its planning case to stipulate that (a) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) 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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Steven Fader of Steven Fader Architects / sfader@stevenfaderarchitects.com via email)