

September 10, 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-2018-2293-MCUP-CUX-ZV-DD-SPR
Project Address: 1220 S Hope St. Los Angeles, CA 90015
Applicant: Tanner Blackman on behalf of Morrison Hotel, LLC and Morrison Residential LLC

Project Description: Applicant consists of adaptive reuse of the Morrison Hotel and expansion of existing hotel with the new construction of a mixed-use hotel and residential building as well as a new construction of a hotel tower.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the “Code” or “LAMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

1. Vesting Tentative Tract (VTT) for the merger of lots and the subdivision of airspace subject to LAMC § 17.15 and a waiver of the dedication requirement for Pico Boulevard and Hope Street to permit the continued maintenance of the 12-foot wide sidewalk and existing street wall on said streets in lieu of the required dedications to the public right-of-way, subject to LAMC § 12.37.I.2.b;
2. Site Plan Review (SPR) to permit the development of a hotel consisting of more than 50 guest rooms, subject to LAMC § 16.05.E;
3. Master Conditional Use Permit for Alcohol (CUB) to permit the sale of alcoholic beverages for on-site consumption within (1) the basement bar and lounge, (2) the two ground floor restaurants, and (3) throughout the hotel, including in-room mini-bars and on rooftop amenity decks, subject to LAMC § 12.24.W.1;
4. Conditional Use Permit for Live Entertainment to permit dancing and live entertainment in the bar/lounge, restaurant and hotel uses, subject to LAMC § 12.24.W.18;
5. Request for a 20-percent reduction in required auto parking in conjunction with the request for other conditional use approvals, subject to LAMC § 12.24.S;
6. Request for a Variance, subject to LAMC § 12.27, to permit outdoor dining above the ground floor; and

7. Request for a Haul Route, subject to LAMC § 17.13.

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: Applicant includes a dedicated vehicular rideshare drop-off zone

CONDITION 4: Applicant provides a dedicated pet waste area for residences

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 September 10, 2019***

Patricia Berman
DLANC President

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

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Alred Fraijo Jr/afraijo@sheppardmullin.com

September 10, 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-2019-2475-CUB-CUX
Project Address: 908-912 S Olive
Applicant: William Bryan on behalf of 9th and Olive LLC
Project Description: A new Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed café and entertainment venue and small outdoor patio.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed cafe and entertainment venue totaling 7,600 sq ft with 140 seats, an outdoor patio totaling 135 sq. ft with 12 seats, and various live entertainment including an 840 sq ft stage/dance floor located in the [Q]R5-4D zone. Proposed hours of operation are from 7am-2am, 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.

CONDITION 1: Owner/Operator will mitigate noise, and windows shall be closed at 10:00pm on weekdays and 12:00am on weekends

CONDITION 2: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction

CONDITION 3: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours

CONDITION 4: Storefronts of ground floor retail will retain transparency at all times to allow for eyes on the street and pedestrian safety

CONDITION 5: Owner/Operator will come back and present to PLUC should owner/operator change.

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,

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DLANC Planning & Land Use Committee Chairs

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
William Bryan / bill.bryan@gmail.com

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