



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

August 11, 2020

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-2020-2757-MCUP-TDR-RDPA-RDP-SPR-WDI
Project Address: 1099 S Grand (Grand Hotel)
Applicant: Gene Ong (AEG), Michael Katsibas, (Architect), David Goldberg and Matt Dzurec (Land Use) [on behalf of Ted Tanner AEG Desmond, LLC]

Project Description: Transfer of Floor Area Rights (TFAR) for 28,074 square feet of floor area. Site Plan Review. Redevelopment Plan Project Compliance Review for the City Center Redevelopment Plan. Redevelopment Plan Project Adjustment under Section 520 of the City Center Redevelopment Plan for a TFAR under 50,000 square feet. Waiver of Dedication and Improvement along 11th Street. Master Conditional Use Permit (MCUB) for the onsite sale and consumption of a full line of alcoholic beverages within the hotel and restaurant.

Dear Zoning Administrator:

At our regularly held public meeting on August 11, 2020, 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 21, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2020-2757-MCUP-TDR-RDPA-RDP-SPR-WDI. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

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: storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 5: request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

CONDITION 6: 11th Street Dedication Variance request does not conflict with the build-out of the LA Streetcar project and associated streetscape reconfigurations.

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 JULY 14, 2020***

Patricia Berman
DLANC President

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

CC: Joella Hopkins (Council District 14) (via email)
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)

DLANC

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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