



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

September 08, 2020

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

RE: **Planning Case No:** CPC-2018-2600-CUB-ZV-TDR-DD-SPR; VTT-82109  
**Project Address:** 1105 – 123 S. Olive Street (SP Properties)  
**Applicant:** Kevin Lindquist (on behalf of MREG 1105 Olive, LLC)

**Project Description:** Vesting Tentative Tract Map No. 82109 for the creation of a 20-lot subdivision for merger and re-subdivision consisting of 536 residential units and 4,178 square feet of commercial floor area (10 commercial condominium units) with a request for haul route approval, a request to vacate the abutting alley northwesterly of the Project Site, and a request to waive the Advisory Agency Condominium Parking Policy (AA-2000-1) Parking Requirements (Sec. 17.01 et seq.). Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) for the approximate amount of 274,795 square feet to the Project Site (Receiver Site) permitting a maximum 9.13:1 FAR in lieu of the maximum permitted 6:1 FAR. The proposed development provides a total 491,515 square feet of floor area (Section 14.5.7). Site Plan Review, including a request for Downtown Design Guidelines conformance determination (Sec. 16.05). Director's Decision to provide 54,196 square feet of on-site open space in lieu of the required 58,275 square feet of on-site open space (7% reduction) and to provide 115 on-site trees in lieu of the required 134 on-site trees (one tree per four dwelling units) (Section 12.21 G). Variance for reduced parking stall size to a minimum 8'-6" x 16' deep in lieu of the required 9'-4" wide x 18' deep, and reduced drive aisle widths of a minimum 25'-1" in lieu of the required 27'-4" width (12.21 A.5). Conditional Use Permit for two off-site and two on-site sales and consumption of alcoholic beverages at four establishments (12.24 W.1).

Dear Zoning Administrator:

At our regularly held public meeting on September 08, 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 August 18, 2020, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. CPC-2018-2600-CUB-ZV-TDR-DD-SPR; VTT-82109. 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: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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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