



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

December 8, 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-2020-3656-TDR-ZAA-RDPA-RDP-SPR
Project Address: 1130 S Hope Street (Hotel Development)
Applicant: Hope Street 1, LLC

Project Description:

- A Transfer of Development Rights (TDR), pursuant to LAMC 14.5.7, to permit a Transfer of Floor Area of 14,336 square feet to the subject property, including the public benefits to be provided
- A Zoning Administrator's Adjustment (ZAA), pursuant to LAMC 12.28, to permit a reduction in the required southerly side yard to zero feet, in lieu of the otherwise required 14 feet for an 11-story building in the R5 zone
- Redevelopment Plan Project Permit Compliance (RDP), pursuant to LAMC 11.5.14.D(5), to permit a Commercial Use within a Residential Area pursuant to Section 503.4 of the City Center Redevelopment Plan
- A Redevelopment Plan Project Permit Adjustment (RDPA), pursuant to LAMC 11.5.14.D(7), to permit a floor area ratio (FAR) in excess of 6:1 pursuant to Sections 512.4 and 512.6 of the City Center Redevelopment Plan
- Site Plan Review (SPR), pursuant to LAMC 16.05, to permit the new construction of a 144-guest room hotel with 378 square feet of ground-floor retail uses

Dear Zoning Administrator:

At our regularly held public meeting on November 10, 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 October 20, 2020, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR. 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.

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,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON DECEMBER 8, 2020***

Patricia Berman
DLANC President

Ryan Afari
DLANC Planning & Land Use Committee Chair

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



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