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

June 08, 2021

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

RE: **Planning Case No:** CPC-2021-3038-DB-SPR-HCA
Project Address: Third and Spring
121 W 3rd Street / 252 S Spring Street, 244-246 S Spring Street
Applicant: **Sara Houghton & Dana Sayles (THREE6IXTY) and Charles Lee (Gensler)**

Project Description: The Applicant proposes to redevelop the Property with a new 15-story, 195-foot high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

Dear Zoning Administrator:

At our regularly held public meeting on June 08, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 25, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. CPC-2021-3038-DB-SPR-HCA. 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: 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.

CONDITION 5: Applicant shall study the use of double loaded elevators for easy resident loading.

CONDITION 6: Applicant shall secure the empty area at the North property line between the neighboring structure and street.

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 JUNE 08, 2021 ***

Richard Nordin
DLANC President

Ryan Afari
DLANC Planning & Land Use Committee Chair

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