



www.dlanc.org
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:** ZA-2018-3271-MCUP-CUX-SPPA-SPP
Project Address: 332, 350, and 358 South Olive Street
351 and 361 South Hill Street
and 417 and 425 West 4th Street
Applicant: Kevin Roberts (Angels Landing Partners), Jim Pugh (Shepard Mullin), Jim Hakes (Handel Architects)

Project Description: New construction of up to 1,269,150 square feet of mixed-use development comprising two towers with 180 residential for-sale condominium units; 252 residential apartments; two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses.

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. ZA-2018-3271-MCUP-CUX-SPPA-SPP. 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: 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 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)