

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
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EMAIL: DLANC@EMPOWERLA.ORG

October 12, 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-2021-5039-CUB
Project Address: 650 S Spring St, Units R1 & R2
Applicant: Mohammad Fatall, DTLA Bodega, Inc.

Project Description: The new construction, use, and maintenance of an 8-story 46,741 SF hotel, consisting of 112 guest rooms, and 528 SF of ground-floor retail space, with 2 on-site parking spaces and 21 off-site parking spaces.

Dear Zoning Administrator:

At our regularly held public meeting on October 12, 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 September 21, 2021, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA-2021-5039-CUB. 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: Owner/Operator will come back and present to PLUC should owner/operator change;
- CONDITION 2: storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety Applicant explores options to pull retail shelves away from windows or incorporate lower shelves along windows to maintain sightlines from interior to exterior seating.
- CONDITION 3: A minimum of one security guard is maintained onsite at all times of liquor sales.
- CONDITION 4: Owner/Operator posts and enforces notice that outside tables are for customers only.

CONDITION 5: Owner/Operator ensures outside tables are kept free and clear of litter cleaned and maintained at all hours..

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 OCTOBER 12, 2021***

Claudia Oliveira
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)