

CITY OF LOS ANGELES

CALIFORNIA



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P.O. BOX 13096
LOS ANGELES, CA 90013

WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

December 14, 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 2021-3891PAB
Project Address: 100 S. Grand Avenue, Los Angeles, CA 90012
Applicant: Tyler Bibbins, The Related Companies

Project Description: 305-key hotel, part of the previously approved mixed use project known as the Grand, which also includes housing with 20% affordable units as well as retail and restaurants. For the Hotel locations of alcohol service, in addition to guest room mini-bars, hotel locations where alcohol service would be permitted include:

Level 8 includes 15,168 sq. ft. consisting of a 4,868 sq. ft. Ballroom with 400 seats; 6,378 sq. ft. of meeting and pre-function space with 78 seats; 2,339 sq. ft. terrace; 1,583 sq. ft. kitchen

Level 10 includes 21,097 sq. ft. of dining, terrace and kitchen space with 541 seats.

Dear Zoning Administrator:

At our regularly held public meeting on December 14, 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 November 16, 2021, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA 2021-3891PAB. 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.

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 December 14, 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)