

**PROJECT SITE:** 1111 S. HILL STREET, LOS ANGELES 90015  
(INCLUDES 1101 - 1105 S. HILL STREET & 206 – 210 W. 11<sup>TH</sup> STREET)

**APPLICANT / OWNER:** CROWN 1111, LLC

**REVISED PROJECT DESCRIPTION AND ENTITLEMENT REQUESTS**

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**PROJECT DESCRIPTION:**

- 40-story, 520 foot high-rise mixed-use hotel, residential condominium and commercial development
- **319 Residential Condominium Units** (Levels 14 - 38)
- **160 TORS units<sup>1</sup> (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less)-** (Levels 6 – 13)
- **Ground Floor Commercial** (2 Restaurants – 3,429 square feet)
- **436 Automobile Parking Spaces**
  - 3 Above-Grade Levels of Automated Parking
  - 1 Below Grade Level of Stacker and Overhead Lift Parking w/Valet
- **130 Electric Vehicle Ready (EVR) Parking Spaces including 43 Electric Vehicle Charging Stations**
- **347 Bicycle Parking Spaces** (291 Long Term / 56 Short Term)

**ENTITLEMENT REQUESTS:**

1. **Per LAMC Section 14.5.6.(B), a Transfer of Floor Area Rights (“TFAR”) of Greater than 50,000 Square Feet from the Los Angeles Convention Center (“Donor Site”)** to allow an increase of up to 327,487 square feet of floor area for a total of 491,977 square feet of floor area (11.34:1 FAR) in lieu of the maximum permitted 6:1 FAR.
2. **Per LAMC Section 12.24.W.24.(e), a Conditional Use Permit** to allow the proposed 160 TORS units (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less) in the C2 Zone.
3. **Per LAMC Section 12.24.S, as part of the Conditional Use Permit approval for TORS,** to allow a 20% reduction in the required automobile parking for the TORS units (prior to accounting for parking reductions from bicycle credits);
4. **Per LAMC Section 12.21.G.3.(a)(2), a Director’s Decision** to allow a 10 percent increase in the qualifying area of recreation rooms (indoor open space) for a maximum 35 percent of the total required usable open space;

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<sup>1</sup> **TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE.** A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. (Added by Ord. No 167,689, Eff. 5/9/92.)

## ENTITLEMENT REQUESTS (continued)

5. **Per LAMC Section 12.24.W.1., a Master Conditional Use Permit** to allow the on-site sales and dispensing of a full line of alcohol in conjunction with the operation of a proposed TORS units (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less) and ground floor restaurants.
6. **Per LAMC Section 16.05**, approval of **Site Plan Review**.
7. **Per LAMC Section 17.15 a Vesting Tentative Tract Map (VTT-82178) to subdivide the Project Site into** one Master Ground Lot and nine Airspace Lots for residential and commercial condominium purposes, including the following:
  - Required 2-foot wide dedication on 11th Street proposed to be limited to a maximum height of 15 feet above sidewalk grade and 10 feet below sidewalk grade;
  - Required 3-foot wide easement on 11th Street proposed to be limited to a maximum height of 15 feet above sidewalk grade and 5 feet below sidewalk grade;

The Applicant also requests that the proposed haul route be approved concurrent with the Vesting Tentative Tract Map.

In addition, and pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, excavation, shoring, grading, foundation and haul route.