

CITY OF LOS ANGELES

CALIFORNIA



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EMAIL: DLANC@EMPOWERLA.ORG

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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February 8, 2022

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-2018-2853-TDR-MCUP-CU-DD-SPR / VTT-82178
Project Address: 1101-1115 S. Hill Street and 206-210 W. 11th Street, Los Angeles, 90015
Applicant: CROWN 1111, LLC

Project Description: 40-story, 520-foot high-rise mixed-use hotel, residential condominium and commercial development. 319 Residential Condominium Units (Levels 14 - 38). 160 Transient Occupancy Residential Structure ("TORS") / (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)

Dear Zoning Administrator:

At our regularly held public meeting on February 8, 2022, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on January 18, 2022, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. CPC-2018-2853-TDR-MCUP-CU-DD-SPR / VTT-82178. 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: 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 6: Request that applicant explores and implements accommodations for designated rideshare drop-off/pick-up and loading zones on site in lieu of less parking.
- CONDITION 7: Request that applicant explores options to reduce height of parking podium.

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 FEBRUARY 8, 2022***

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)