

CITY OF LOS ANGELES

CALIFORNIA



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March 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-2021-9702-DB-CUB-SPR-HCA; ENV-2021-9703-EAF
Project Address: 845 Olive Street, Los Angeles, CA 90017
Applicant: Grant King, Relevant Olive Partners, LLC

Project Description: A 19-story residential building over one level of subterranean parking, with 329 dwelling units, which also includes 11% affordable units as well as 5,300 square feet of ground and second floor retail and restaurants.

Pursuant to LAMC 12.22 A.25 (g), a Density Bonus approval for a Project having 329 residential dwelling units with 36 units restricted to VLI Households, On- and Off- menu incentives and Waiver of Development Standards. Conditional Use Permit for Alcohol, pursuant to LAMC 12.24 W.1, for the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a restaurant. Pursuant to LAMC 16.06, a Site Plan Review for a project resulting in an increase of 50 or more residential units.

Dear Zoning Administrator:

At our regularly held public meeting on March 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 February 8, 2022, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. CPC-2021-9702-DB-CUB-SPR-HCA; ENV-2021-9703-EAF. 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: Ground floor spaces 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: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.
- 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.
- CONDITION 7: Request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

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 MARCH 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)