

Planning Case No: DIR-2022-7374-SPP-SPPA-WDI

March 14, 2023

February 13, 2023

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

**RE: Planning Case No:** DIR-2022-7374-SPP-SPPA-WDI  
**Project Address:** 130 S. Olive Street, Los Angeles, CA 90012  
**Applicant:** Seljuk Kardan, President and CEO, The Colburn School

**Project Description:**

New construction of a (112.6-FT), approximately 78,347-SF performing arts educational building and a 6,946-SF public plaza located on the northeast corner of the intersection of Second (2nd) Street and Hill Street in the Bunker Hill Specific Plan (BHSP).

1. Specific Plan Project Permit Compliance (SPP), per LAMC Section 11.5.7 and Bunker Hill Specific Plan (BHSP) 6.B, to allow: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP).
2. Project Permit Adjustment (SPPA), per LAMC Section 11.5.7.E, for relief from the BHSP Section 8.B “Retail Streets” supplemental urban design standards on Olive, Hill, and 2nd Streets for the design and construction of a proposed performing arts educational building and institutional use. Specifically, the Applicant requests the following:
  - a. Relief from BHSP Section 8.B.2 requiring Olive, Hill, and 2nd Street (designated as Retail Streets) requiring active ground-floor frontages totaling 50%, 75%, 75%, respectively;
  - b. Relief from Downtown Design Guide Section 3 Table 3-2, to permit a building setback of approximately 45 feet along a portion of Hill Street; and,
  - c. Relief from Downtown Design Guide Section 3.A.1 and Downtown Street Standards to permit a 0-foot sidewalk easement along the 2nd Street right-of-way.
3. Waiver of Dedication & Improvements (WDI), per LAMC Section 12.37 et. seq., for a potential five-foot dedication and associated improvements on the Second (2nd) Street right-of-way (ROW) abutting the southwesterly edge of the project site.

Dear Zoning Administrator:

At our regularly held public meeting on March 14, 2023, 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 21, 2023, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. DIR-2022-7374-SPP-SPPA-WDI. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

March 14, 2023

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 windows will retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4: Request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

Additionally, it is strongly recommended that the Applicant rework the design of the Hill Street elevation and proposed concrete wall to increase transparency to allow for eyes on the street and incorporate lighting onto the sidewalk as well as finesse the design of the north elevation to increase transparency at ground floor and increase lighting at the street level for pedestrian safety.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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 14, 2023\***

Claudia Oliveira  
DLANC President

Ryan Afari  
DLANC Planning & Land Use Committee Chair

CC: Gerald Gubatan (Council District 14) (via email)  
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)