

Planning Case No. DIR-2021-9702-DB-SPR-HCA; ENV-2021-9703-EAF
May 16, 2023

June 13, 2023
Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case No:** DIR-2021-9702-DB-SPR-HCA; ENV-2021-9703-EAF
Project Address: 845 S. Olive Street and 842-846 S. Grand Avenue, Los Angeles, CA 90014 & 90017
Applicant: Grant King, Relevant Olive Partners, LLC.
Project Description: An 8-story mixed-use residential building, with 334 dwelling units, including 37 or 11% affordable units as well as 4,646 square feet of ground floor commercial space. Pursuant to LAMC 12.22 A.25 (g), a Density Bonus approval for a Project having 334 residential dwelling units with 37 units restricted to VLI Households, and an On Menu Incentive request for a 20% reduction in the required Open Space. Pursuant to LAMC 16.06, a Site Plan Review for a project resulting in an increase of 50 or more residential units. No parking provided per AB 2097.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 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 May 16, 2023, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. DIR-2021-9702-DB-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: storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

Additionally, the following are strongly recommended: (a) a visual feature, such as murals (as depicted in renderings), be implemented on the elevation facing 8th Street until adjacent development occurs; (b) Applicant work with the landscape architect and the Urban Forestry Division to reduce the size of the proposed parkway.

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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 JUNE 13, 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)