

CITY OF LOS ANGELES
CALIFORNIA



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August 13, 2024

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

VIA EMAIL

RE: **Planning Case No:** VTT-82109, CPC-2018-2600-ZV-TDR-DD-SPR-MCUP
Project Address: 1105 S Olive St, Los Angeles, CA 90015
Applicant: KEVIN LINDQUIST [Company: DTLA SOUTH PARK PROPCO II, LLC]

Project Description: Construction Of A New 51-Story Mixed Use Building With 536 Residential Units And Approximately 6,153 Sq. Ft. Of Ground Floor Commercial

Dear Zoning Administrator:

At our regularly held public meeting on August 13, 2024, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC **supports** the Applicant's requests in Planning Case No. VTT-82109 & CPC-2018-2600-ZV-TDR-DD-SPR-MCUP. DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, 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:** Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 3:** Owner/Operator will come back and present to DLANC PLUC should owner/operator change.
- CONDITION 4:** 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 to the public right away along with a specific plan for cleaning and maintenance.
- CONDITION 5:** All exterior alcoves or recessed vestibules, such as those for egress stairs, maintenance accessways, or loading docks, shall be provided with security cameras and lighting.
- CONDITION 6:** The applicant provide architectural and area lighting for the west building elevation along Margo Street. The applicant shall also explore an anti-graffiti coating at street-level frontage along the west building elevation on Margo Street.
- CONDITION 7:** All passenger and commercial loading and unloading for ground floor retail and restaurant spaces occur within the porte cochere if the applicant is unable to secure or accommodate on-street commercial, passenger loading, or valet zones along 11th or Olive Streets.
- CONDITION 8:** The applicant provide enhanced community outreach to property owners and impacted stakeholders adjacent to the project site to also specifically include organizations like South Park Neighborhood Association and Grand Lofts Homeowners Association.

If possible, please send a digital copy of your decision letter via e-mail to pluc@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,



Claudia Oliveira
President,
DLANC



Debby Zhou
Chair,
DLANC Planning & Land Use Committee

Cc:

Gerald Gubatan, Council District 14 (via email)
Sgt. Mark Aceves, LAPD Central Division (via email)
City Planning Commission (via email)