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February 11, 2025

Los Angeles Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

VIA EMAIL

RE: Planning Case No: ENV-2021-9959-EIR; CPC-2021-9958-TDR-SPR-HCA;
VTT-83482-CN-HCA; CPC-2018-6388-SN; CPC-2024-8052-DA
Project Address: 700 Flower St Los Angeles, CA 90017
Applicant: Todd Kindberg [Company: NREA-TRC 700, LLC]

Project Description: Construction Of A 53-Story Residential Tower With 466 Dwelling Units

To Whom It May Concern:

At our regularly held public meeting on February 11, 2025, 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. ENV-2021-9959-EIR; CPC-2021-9958-TDR-SPR-HCA; VTT-83482-CN-HCA; CPC-2018-6388-SN; CPC-2024-8052-DA. DLANC’s support is conditioned on the Applicant agreeing to the following stipulations for the project.

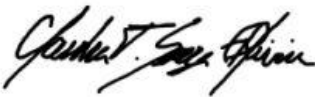
In DLANC’s view, the information presented provides adequate justification for granting the Applicant’s requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

- CONDITION 2:** Applicant ensures any temporary walkways covered due to construction are provided with adequate lighting.
- 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 DLANC PLUC should owner/operator change for retail uses serving alcohol.
- CONDITION 5:** Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.
- CONDITION 6:** 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 7:** 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 on the public right-of-way along with a specific plan for cleaning and maintenance.
- CONDITION 8:** Applicant shall ensure all digital wall signage, particularly those located at 8th and Hope Streets, be equipped with appropriate light emissions mitigation technology to prevent light emission/pollution impacts to surrounding residential uses.
- CONDITION 9:** Applicant works to develop an enhanced construction logistics plan and traffic management plan to minimize disruptions to the community during construction. Additionally, the applicant should work to provide community notifications for major closures to the public right of way.

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:

Council District 14 (via email)
Sgt. Jeff Punzalan, LAPD Central Division (via email)
City Planning Commission (via email)

