

CITY OF LOS ANGELES  
CALIFORNIA



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March 11, 2025

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

VIA EMAIL

RE: **Planning Case No:** DIR-2024-7159-DB-PR-WDI-HCA  
**Project Address:** 1220 S. Hope St, Los Angeles, CA 90015  
**Applicant:** Grant King [Company: Marrison Hotel Llc]

**Project Description:** Eight-story residential apartment building featuring 531 studio apartments of which 27 units will be set aside for very low-income households with approximately 7,165 square feet of ground-floor commercial space and parking for 109 vehicles.

To Whom It May Concern:

At our regularly held public meeting on March 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. DIR-2024-7159-DB-PR-WDI-HCA. 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:** The applicant provides architectural and area lighting along the eastern building frontage at the rear alley. The applicant shall also explore an anti-graffiti coating at the street-level frontage along the building elevation at the rear alley.

If possible, please send a digital copy of your decision letter via e-mail to [pluc@dlanc.com](mailto: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:

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