

# CITY OF LOS ANGELES

## PLANNING & LAND USE COMMITTEE

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CALIFORNIA



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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE VIRTUAL MEETING AGENDA

**Zoom Meeting Online or By Telephone  
Dial (669) 444-9171 to Join the Meeting  
Then Enter This Webinar ID: 826 6785 8615 and Press #, or enter Zoom at  
<https://us02web.zoom.us/j/82667858615>  
Tuesday February 18, 2025 - 6:30 PM  
Contact: PLUC@dlanc.com for more information**

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria BellaNaomi Ostby por correo electrónico [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@dlanc.com) para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker unless adjusted by the presiding officer of the Board.

### 1. Call to Order / Roll Call 6:32PM

Debby Zhou (Chair)	P	Teresa Y. Hillary	P
Luis Gonzalez-Salas	P	Reeyan Raynes	P
Allen Gross	A	Michael Robleto	A
Tyler Murphy	A	John Swartz	P
Patti Berman	P	Justin Weiss	P
Rodney Stone	P		

2. General Public Comment - The public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comments are limited to two minutes per speaker with a total time of ten minutes. (The chair, depending on the number of speakers and time considerations, may change these parameters.) (20 min. cap).
3. Chair's Welcome
4. Approval of [minutes](#) for prior meeting.  
[Patti motioned to approve, Reeyan seconded Y\(8\), N\(0\), Abstain\(0\)](#)
5. Declarations of Ex Parte communications
6. Old Business (All items for discussion and possible action)
  - a. None
7. New Business (All items for discussion and possible action)

- a. **Presentation by:** Michael LoGrande

**Case Number:** [DIR-2024-7159-DB-PR-WDI-HCA](#)

**Project Name / Location:** Relevant Living LLC/, 1220 S. Hope Street, LA, CA

**Project Contact:** Sara Houghton, 310-204-3500, Sherwin Pineda, Spineda@mve-architects.com, 323-466-1400

**Neighborhood:** Historic Core

**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.

**Project Requests:** Letter of Support. CE - Categorical Exemption, DB - Density Bonus, WDI - Wavier of Dedications & Improvements

Formerly the Morrison development. Morrison hotel was destroyed, SRO component is no longer active, adjacent parcel is now a market rate housing development.

Mandi from 360

Mixed used development on Hope/Pico and 12th st. L shaped building. All buildings currently vacant and being used as parking facilities. Morrison hotel is not within the scope of this process. No existing housing will be displaced by this project. Initially filed in November 2024, prior to implementation of DTLA 2040. Current zoning differs under DTLA 2040 today.

8 story, 531 units, with 5% of units reserved for very low income families. Amenities primarily oriented along Hope St. Restaurant and cafe space on ground floor. Exercise rooms, coworking space, roof deck.

Project originally designed with DTLA 2040 plan in mind – no parking requirements and unlimited height. 109 parking spaces proposed. Providing substantially more open space than what is required.

Parking entrance is from the alley, so no curb cuts on either street.

Bridge connecting every floor, enables natural light to enter units facing courtyard. Condensers are small enough to fit

Downtown design plan – Exceeding transparency requirements on both streets.

Patti - 541 micro-units, so each will be limited to 2 people.

Michael LoGrande - Moderate income pricing. \$2k-3.5k.

Reeyan - For rear alley on eastern frontage– is there any intent to provide anti-graffiti coating on stucco frontage?

Sherwin - Will provide lighting, right now proposed finish is stucco, haven't provided anything more.

Reeyan - Interstitial space between project site and Morrison Hotel – what is the ground floor treatment between the two structures?

Michael - Will be putting a wall. Was working with AHF, had conversations about how the two buildings would interact, but those have now stopped due to fire. Landscape treatment along that side that tries to enhance.

Teresa - Where will the 27 affordable housing units be located in the property?

Mandi - They all have to be equally distributed throughout the 8 levels.

Teresa - Funding sources?

Michael - Relevant Living, subsidiary of hotel developer. Financing is provided out of a firm in Seattle. Also exploring federal TOT grants, working with federal and local transportation departments.

Teresa - Labor pool?

Michael - Well trained labor pools, because it's wood framed, larger building trades often don't get involved. In conversations with local building trades.

Teresa - Outreach in South Park area?

Michael - Yes, many small group meetings, monitoring NC conversations with other developers. How to complement amenities being offered by neighboring developments.

Justin - So often developers look at retail as a last resort type of requirement, want to make sure there is room being left for grease interceptors that multiple spaces can tie into, and other basic retail needs. CUPs obtained up front.

Michael - 7k sq ft of retail space, part of the anticipation is activating retail, haven't gotten to a level of MUP yet but taking notes for when they enter the design phase.

John - Are you offering affordable even though it's not required?

Mandi - Offering due to reduction of open space.

Rodney - Is the parking only for tenants, or will there be public parking to support retail?

Yes, will be parking for both.

Reeyan motioned to submit letter of support with standard conditions, Patti seconded.

Y(8), N(0), Abstain(0)

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9. Committee member announcements

Next Meeting: March 18, 2025

Adjourn [7:31PM](#)

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** *The public is requested to fill out a "Speaker Card" to address the [committee] on any agenda item before the committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.*

**CONSENT ITEMS:** *There will be no separate discussion of Consent items as they are considered routine and will be adopted by one motion. If a member of the Board, Committee, or a stakeholder requests discussion on a particular item, that item will be removed from Consent and considered separately. Such items will be moved to the end of the agenda.*

**NOTICE TO PAID REPRESENTATIVES:** *If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics@lacity.org](mailto:ethics@lacity.org)/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).*

**PUBLIC ACCESS OF RECORDS:** *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed on our website by clicking on the following link: [www.dlanc.com](http://www.dlanc.com), or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the secretary, [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@dlanc.com)*

**POSTING:** *In compliance with Government Code section 54954.2(a), Neighborhood Council agendas are posted for public review at Department of Recreation & Parks - Pershing Square Office, 532 S. Olive and at [www.dlanc.com](http://www.dlanc.com). You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>.*

**RECONSIDERATION AND GRIEVANCE PROCESS:** *For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website [www.dlanc.com](http://www.dlanc.com).*

**DISABILITY POLICY:** *The Downtown Los Angeles Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Downtown Los Angeles Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551 or email [NCsupport@lacity.org](mailto:NCsupport@lacity.org).*

**STATE OF CALIFORNIA PENAL CODE SECTION 403** (Amended by Stats, 1994, Ch. 923, Sec. 159. Effective January 1, 1995.)

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*Every person who, without authority of law willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.*

**SERVICIOS DE TRADUCCION:** *Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte [NCsupport@lacity.org](mailto:NCsupport@lacity.org).*

**SB411 UPDATES:** *If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body,*

*that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.*