

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: ZA-2014-3105-CUB-CUX
Project Address: 633 W. 5th Street
Applicant: Beringia Central, LLC

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the applicant’s request listed below:

1. *“A conditional use permit (CUB) per LAMC Section 12.24 W.1 to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a 18,529 square-foot restaurant/nightclub/bar located on the 69th (7,907 sf interior & 2,730 sf exterior terrace) and 70th (7,892 sf interior) floors on and existing office tower.”*
2. *“A conditional use permit (CUX) per LAMC Section 12.24 W.18 (a) to permit a dance hall with live entertainment in conjunction with a 18,529 square-foot restaurant/nightclub/bar located on the 69th (7,907 sf interior & 2,730 sf exterior terrace) and 70th (7,892 sf interior) floors on and existing office tower (dance floor to be located on 70th floor.”*

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LAPD and City Council Office. DLANC fully supports the applicant’s request and encourages the city to approve.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 11, 2014 ***

Patricia Berman
DLANC President

Simon Ha, AIA, LEED AP
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Kian Kaeni (Englander Knabe & Allen, on behalf of Beringia Central, LLC)

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: ZA-2014-3107-CUB
Project Address: 633 W. 5th Street
Applicant: 71 Above, Inc.

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the applicant’s request listed below:

1. *“A conditional use permit (CUB) per LAMC Section 12.24 W.1 to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a 8,050 square-foot restaurant/bar located on the 71st floor of an existing office tower.”*

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LAPD and City Council Office. DLANC fully supports the applicant’s request and encourages the city to approve.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

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DLANC President

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DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Kian Kaeni (Englander Knabe & Allen, on behalf 71 Above, Inc.)

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: ZA-2014-2037-CUB-CUX
Project Address: 131 E. 6th Street
Applicant: A&B Lifestyle, Inc.

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to conditionally support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

Subject to the conditions set forth below, DLANC supports the applicant’s request listed below:

- *“A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with a proposed 1,878 bar with live entertainment and patron dancing; having a seating capacity for 62 patrons; with hours of operation and alcohol sales from 11 a.m. to 2 a.m., daily; in the C2-2D zone.”*

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to the following conditions and any additional conditions recommended by the LAPD and City Council Office. DLANC encourages the city to approve applicant’s request subject to following conditions:

- Applicant must close all window/door openings at 10:00 p.m. to keep the music and noise inside; and
- Upon a change in ownership, the new owner to file for a Plan Approval to evaluate ongoing compliance with the conditions of approval.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 11, 2014 ***

Patricia Berman
DLANC President

Simon Ha, AIA, LEEP AP
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Lee Rabun (CLR Enterprises, Inc., on behalf of A&B Lifestyle Inc.)

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: ZA-2014-1907-CUB
Project Address: 300 S. Grand Aveune, Suite LP-110
Applicant: Maguire Properties- One Cal Plaza, LLC

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the applicant’s request listed below:

1. *“Conditional Use approval to permit the sale of gourmet beer, wine and distilled spirits in a retail store for off-site consumption from 9 a.m. – 9 p.m. and the sale of gourmet beer and wine for on-site consumption from 2 p.m. – 9 p.m. in an adjoining and accessory tasting room with food available, not required, with controlled access limited to persons 21 years of age.”*

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LAPD and City Council Office. DLANC fully supports the applicant’s request and encourages the city to approve.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

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Simon Ha, AIA, LEEP AP
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Kate Bartolo (Kate Bartolo & Associates, on behalf of Maguire Properties- One Cal Plaza, LLC)

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: DIR-2014-1795-SPPA-SPP
Project Address: 1200 S. Figueroa Street
Applicant: 1200 S. Figueroa Development, Inc.

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to conditionally support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

Subject to the **CONDITIONS** set forth below, DLANC supports the applicant’s request listed below:

1. Pursuant to Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) A Specific Plan Project Permit Compliance Review.
2. Pursuant to the Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) a Specific Plan Sign Application Compliance to allow the construction, maintenance and use of large-scale architectural lighting and up to 4 signs, totaling up to 15,656 square feet within Specific Plan Sign District A in the Figueroa South Subarea.
3. Pursuant to the Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) a Specific Plan Adjustment from Section 10.A.5 of the LASED Specific Plan to allow a less than 20% reduction of the residential tower setback from the edge of the Podium by allowing the podium to be setback 3’-11” from the Private Setback. A tower setback of 16’-1” will be provided for a distance of 35 lineal feet in lieu of providing the required 20’-0” tower setback from the Podium along Figueroa Street.
4. Modification of Tentative Tract Map No. 66892 for a merger and re-subdivision of 7 lots into one (1) Master Lot and four (4) airspace lots for the following:
 - a. 648 residential condominium units;
 - b. 48,000 square feet of retail/entertainment/restaurant uses;
 - c. 26 commercial condominiums;
 - d. 4 signage condominiums; and
 - e. Alley Hammerhead Turnaround:
 - i. Dedicated Alley Hammerhead Turnaround Above Elevation 231.00 Feet to be Merged.

- ii. Proposed Limited Alley Dedication from Surface of Alley to 14'-6" Above Surface of Alley.

In DLANC's view, the information presented provides adequate justification for granting the requested approvals, subject to the following conditions and any additional conditions recommended by the LAPD and City Council Office. DLANC encourages the city to approve applicant's request subject to following conditions:

- CONDITION 1: The portion of the 100' tall podium on Flower Street shall be limited to 3 levels of above grade parking garage that is not lined with habitable floor area, consistent with DT Design Guide 5.A.4.
- CONDITION 2: The Flower Street frontage shall provide Retail Streets requirement per DT Design Guide 4.A.2 (minimum 75%).
- CONDITION 3: General condition for all Downtown projects within DLANC boundaries: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

In addition, the Committee suggests minimizing curb cuts on Figueroa and Flower. This can be achieved by referencing provisions of DT Design Guide 5.C to use the alley as the primary vehicular access, loading, and service. In addition, use of the alley to provide access to utilities and mechanical equipment is recommended.

These conditions and recommendations are based on the LASED Specific Plan Appendix A-9.A.2.A which states, "Advisory Criteria: Buildings along Flower Street should create a compatible visual and functional transition to the adjacent South Park District. They should present a transitional mixed-use and residential character between the heart of the District along Figueroa Street and the adjacent South Park residential neighborhood."

Although this project is not required to comply with the Downtown Design Guide, simply checking the boxes for compliance with the LASED SP does not result in a project that is consistent with the vision of Downtown and neighborhood character of South Park across the street. Even though the Advisory Criteria stated above is only advisory as stated, it is important that this project attempts to show sensitivity and consistency to the developments across Flower Street so visual and functional transition is achieved as prescribed in LASED SP.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 11, 2014 ***

Patricia Berman
DLANC President

Simon Ha, AIA, LEED AP
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Jae Kim (LADCP)
Blake Lamb (LADCP)
Andie Adame (Craig Lawson & Co., on behalf of 1200 S. Figueroa Development, Inc.)

 <p>Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President Russell Chan, VP Administration Anastasia Johnson, VP Outreach & Communication Quinn Tang, Treasurer Stephen León Kane, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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November 11, 2014

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

RE: Planning Case #: DIR-2014-3673-SPPA
Project Address: 1101 S. Flower Street
Applicant: Tohigh Construction Investment, LLC

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to conditionally support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

Subject to the **CONDITIONS** set forth below, DLANC supports the applicant’s request listed below:

1. Specific Plan Project Permit Compliance Modification, pursuant to Los Angeles Municipal Code Section 11.5.7.D, to modify DIR-2008-0429-SPP-SPPA.
2. Specific Plan Project Permit Adjustment, pursuant to Los Angeles Municipal Code Section 11.5.7.E, to adjust tower height limits in the Figueroa Central Subarea set forth under Section 10.A.4(b) of the LASED Specific Plan by under 10%.

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to the following conditions and any additional conditions recommended by the LAPD and City Council Office. DLANC encourages the city to approve applicant’s request subject to following conditions:

CONDITION 1: Applicant to follow the standards set forth in Chapter 5 of the Downtown Design Guide as it pertains to a maximum of three parking levels below the first level of habitable space on the Flower Street frontage (See Figure 5-1 of Downtown Design Guide).

CONDITION 2: General condition for all Downtown projects within DLANC boundaries: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 11, 2014 ***

Patricia Berman
DLANC President

Simon Ha, AIA, LEED AP
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Blake Lamb (LADCP)
David Goldberg (AGD., on behalf of Tohigh Construction Investment, LLC)



November 11, 2014

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

RE: **Planning Case #:** CPC-2014-2590-TDR-ZV-SPPA-SPR
Project Address: 920 S. Hill Street
Applicant: Agoura Oaks, LLC

Dear Zoning Administrator:

At our regularly held public meeting on November 11, 2014, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on October 21, 2014, by DLANC’s Planning & Land Use Committee (“PLUC”).

Subject to the **CONDITION** set forth below, DLANC supports the applicant’s request listed below:

1. **Pursuant to L.A.M.C. Section 14.5**, approval for Transfer of Floor Area Rights (TFAR) in the amount of 123,975 square feet of buildable area transferred from a City-owned “Donor Site”, specifically, the LA Convention Center (LACity Ordinance No. 181,574, Eff. 3/27/11) to “Recipient Site”, 916 - 920 S. Hill Street.
2. **Pursuant to L.A.M.C. Section 17.01**, approval of Vesting Tentative Tract Map No. 72343 to subdivide the site into three airspace lots to facilitate the construction of a high density urban mixed-use project containing 239 residential condominium units (Lot 3) and 10 commercial condominium units totaling 5,405 square feet and one parking garage (Lot 2). This request also includes:
 - a. Permission to deviate from the Advisory Agency’s Residential Parking Policy No. AA 2000-1 (2 parking spaces + 0.25 guest parking spaces per unit) and to instead follow the March 1, 2006 Advisory Agency Policy No. 2006-2 which states its recognition of the primacy of other adopted parking standards specific to certain areas; specifically referencing the Central City Parking Incentive Ordinance (Policy 3), L.A.M.C. 12.21-A,4 (p), which establishes minimum reduced parking standards for multi-family residential projects located in the Central City area and which parking standards do not differentiate between residential apartment and residential condominium projects.
 - b. Pursuant to L.A.M.C. 12.21-A, 4 (p), permission to apply its reduced parking standards, which range from 1 to 1 ¼ spaces per new dwelling unit for a total of 267 required parking spaces or 1.117 spaces per dwelling unit. Based on the addition of 4 tandem compact spaces to 4 of the total required 267 spaces, a total of 271 spaces or 1.134 spaces per dwelling unit are provided.
 - c. Pursuant to L.A.M.C. 12.21- A,4 (i) Commercial Parking Standard, based on the Downtown Business Exception, approval for a zero parking requirement for the commercial space, based on

the exemption provided for commercial space of less than 7,500 square feet. Proposed commercial space totals 5,405 square feet.

3. **Pursuant to L.A.M.C. Section 16.05**, that Site Plan Review Findings be made and approved as part of the project's discretionary approvals.
4. **Pursuant to L.A.M.C. 12.21 A 16 (e) (2) (ii) and 12.21 A 16 (e) (2) (iii)**, a Variance to allow Applicant flexibility on the location of short and long term bike storage as follows: to place 10 of the required long-term bike parking spaces in the basement, which are served with nearby elevator access, instead of exclusive reliance on long term bike storage on the ground floor; and further to enjoy the flexibility to locate 14 short-term parking spaces in the building's ground level, given the paucity of available space on the sidewalk and building exterior for bike storage.
5. **Pursuant to L.A.M.C. 12.22 A. 30 (e)**, an adjustment from the Downtown Design Guidelines: (C. 1 Page 30) for a 0 foot setback for the entire rear alley-fronted portions of the building above 150 feet in lieu of the required 40 foot setback from the center line of the alley in consideration of the fact that the adjacent historic United Artists Theater building has no rear windows, and as such, its rear alley sightline, which the required setback is intended to protect, would not be impacted by the project building.
6. **Pursuant to L.A.M.C. Section 91.3202.3.2**, an Adjustment to allow projections over the sidewalk fronting Hill Street to allow:
 - a. Balcony projections of six feet six inches over the sidewalk along Hill Street, instead of the allowable four foot balcony projection, starting at Level 2, 18 feet above grade.
 - b. A six foot four inch cantilevered projection over the sidewalk on Hill Street at the 7th floor only, starting at 63 feet height to allow for circulation paths in which applicant is seeking the same right of projection presently allowed for balcony projection.

In DLANC's view, the information presented provides adequate justification for granting the requested approvals, subject to the following conditions and any additional conditions recommended by the LAPD and City Council Office. DLANC encourages the city to approve applicant's request subject to following condition:

CONDITION 1: General condition for all Downtown projects within DLANC boundaries: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

If possible, please provide a digital copy of the decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you for your consideration of these comments.

Very truly yours,

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