

Communication from Public

Name:

Date Submitted: 08/22/2024 01:44 PM

Council File No: 18-0734-S2

Comments for Public Posting: Please find attached letter of support from DLANC

March 12, 2019

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

RE: **Planning Case No:** CPC-2018-3336-TDR-CUB-ZV-WDI-SPR-MS-C, ENV-2018-3337-EAF- TDR-CUB-ZV-WDI-SPR-MS-C
 Project Address: 1600 S Flower St (1600-1618 S Flower St / 426-440 W Venice Blvd / 1601-1617 S Hope St) Los Angeles, CA 90015
 Applicant: Jacob Taban/Venice Hope Group, LLC
 Project Description: The applicant proposes demolition of the existing structures and construction (of) a mixed-use project with two (2) new high rise towers, one residential and one hotel.

Dear Zoning Administrator:

At our regularly held public meeting on March 12, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on February 19, 2019, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests listed below:

1. Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 82213, to create one master ground lot and to subdivide the site into 4 airspace lots for a high-density urban mixed use Project containing a maximum of 250 residential apartment units, 300 hotel guest rooms and approximately 13,120 square feet of retail space.
 - a. Pursuant to L.A.M.C. Section 17.03.A, the Applicant requests the Advisory Agency permit a passageway of 29 feet 2 inches in lieu of the 50 feet otherwise required by L.A.M.C. Section 12.21.C.2;
 - b. Additionally, the Applicant requests waiver of the Improvement standard along a portion of Venice Blvd. adjacent to the Project site in order to accommodate a passenger drop-off area. (Note: The full required sidewalk width will be maintained.)
2. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project site (Receiver Site) for the approximate amount of 226,121 square feet of floor area.
3. Pursuant to L.A.M.C. Section 12.27, a Zone Variance to permit 51% of the required parking stalls to be designed as compact stalls in lieu of 40% of the required stalls per L.A.M.C. 12.21.A.5.c.
4. Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval of a Conditional Use Permit (CUB) for the sale of a full-line of alcoholic beverages for on-site consumption only within the proposed Hotel.
 - a. Pursuant to L.A.M.C. Section 12.24.S, the Applicant requests that the decision maker permit a 20% decrease in the required parking for the Hotel.
5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests a Site Plan Review.
6. Pursuant to L.A.M.C. Section 12.21.G, a Director's Determination to allow for an increase in the qualifying area of interior open space for a maximum of 27%, in lieu of 25% of the total required usable Open Space.

March 12, 2019

Page 2

7. Pursuant to L.A.M.C. Section 12.37.I, the Applicant requests a Waiver of Dedication and/or Improvement to the sidewalk width standard along Venice Boulevard adjacent to permit a passenger drop-off area.

8. Pursuant to LAMC Section 12.32, the Applicant requests Supplement Use Sign District which would set forth sign regulations, procedures, guidelines, and standards for the Project site, which constitutes at least one block.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

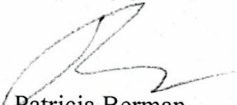
In DLANC's view, the information presented provides adequate justification for granting Applicant's requests (as modified by the applicable conditions set forth below). *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages 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 will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

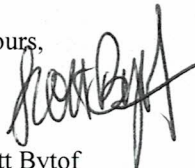
If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,



Patricia Berman
DLANC President

Very truly yours,



Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Alexander Irvine of Irvine and Associates, Inc. / alex@irvineassoc.com via email)