

June 1, 2021

File Number: 49JZ-228503

VIA E-MAIL

Los Angeles City Council
c/o Holly L. Wolcott, City Clerk
Council and Public Services Division
200 North Spring Street, Room 360
Los Angeles, CA 90012
E-Mail: cityclerk@lacity.org

Re: Applicant Opposition to Amended Conditions of Approval for the Thompson Hotel Project (Council File No. 15-1320-S1; APCC-2020-537-ZC-CUB-1A; ENV-2014-3707-MND-REC2)

Dear Honorable Council President Martinez and Councilmembers:

We represent 1541 Wilcox Hotel, LLC (the “Applicant”) in connection with the proposed (1) Conditional Use Permit for Alcohol (“CUB”) for the sale and dispensing of a full-line of alcoholic beverages in conjunction with the operation of the approved hotel, ground floor restaurant and lobby bar, and rooftop restaurant, bar, and pool deck; and (2) Zone Change from (T)(Q)C4-2D to (T)(Q)C2-2D (the “Project”) for the Thompson Hotel located at 1523-1541 North Wilcox Avenue (the “Project Site” or “Property”) in the Hollywood area of the City of Los Angeles (“City”).

At the April 20, 2021 Planning and Land Use Management (“PLUM”) Committee meeting, the PLUM Committee recommended 1) denial of the pending appeal filed against the Project, and 2) amending the Conditions of Approval to change the indoor rooftop restaurant, bar, and lounge closing time from 1:00 a.m. to 12:00 a.m. The Applicant strongly opposes this amendment and feels the 1:00 a.m. closing time is both appropriate and necessary to promote tourism and ensure the viability of hotels in the Hollywood area. The Project’s rooftop is designed to specifically address noise attenuation with a plexiglass perimeter wall to minimize noise levels and the ability to close the rooftop indoor space’s retractable doors and windows. Additionally, the Applicant previously amended its original hours of operation for the indoor rooftop space—from 2:00 a.m. to 1:00 a.m.—in response to previous conservations and feedback from the community. Furthermore, the Los Angeles Police Department (“LAPD”) reviewed and is in agreement with the originally proposed Conditions of Approval, including the hours of operation. Following discussions between the Applicant and LAPD about the Conditions of Approval, LAPD issued a letter of non-opposition to the issuance of the CUB on December 1, 2020. Additionally, LAPD Officer Brian White spoke at the December 8, 2020 Central Los Angeles Area Planning Commission Hearing and did not raise any objections to the hours of operation or the Conditions of Approval. In fact, Officer White spoke favorably of the

Applicant as an operator and said he appreciated the Applicant's partnership with LAPD on other projects in the area. The Applicant is willing to consider additional security measures to ensure adherence to the Conditions of Approval. The Applicant would also consider adding language to Condition 7.d. to have the Department of City Planning evaluate allowing for a change in rooftop hours of operation six months from the beginning of operations.

We respectfully request that this letter be included in the administrative record and be considered by the Los Angeles City Council.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfred Fraijo Jr.', with a stylized flourish extending to the right.

Alfred Fraijo Jr.
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP