

UrbanConcepts

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January 27, 2015

Honorable Jose Huizar, Chair
Planning & Land Use Management Committee
LOS ANGELES CITY COUNCIL
200 N. Spring Street
Los Angeles, CA 90012

Re: CPC-2013-3834-GPA-ZC-HD-CU-CUB-SPR
1700 West Olympic Blvd.

Dear Chair Huizar and Members:

Our office represents CK Hospitality, the applicants in the above referenced matter. We are here today to support the Commission recommendation with one small exception relating to proposed Condition #11.

Condition #11 reads:

"11. Driveways. The total amount of driveway width along Beacon Avenue shall be limited to 28. This may be configured as one driveway of 28 feet or two driveways of 14 feet each."

Please note that the project frontage along Beacon Avenue extends over 270' south of Olympic Boulevard. Our plans originally submitted to the Department showed two 28' wide driveways, one at the northern portion of the site serving as access to the Porte Cochere adjacent to Olympic and one at the southern edge of the site which was to be both ingress and egress from the below grade parking.

Staff expressed concerns about the walk-ability of the Beacon frontage and added the Condition noted above. The Condition, however, conflicts with our long standing discussion with LADOT about moving traffic on site and off of Olympic, particularly with regard to banquet and meeting events that may place significant demand on the local street system. The larger northern access provides two

lanes of access, one for valet parking and one for by-pass self parking. Limiting that to 14' will likely cause a back-up on the street that will bleed onto Olympic since almost all of the traffic to the hotel will come from that direction.

We share the staff's concern for the walk-ability of Beacon. As a compromise, we suggest the following substitute condition language:

"11. Driveways. The total amount of driveway width along Beacon Avenue shall be limited to a maximum of 38'. This may be configured as one driveway of 24 feet and one driveway of 14' or two driveways of 14 feet each."

The added 10' of width will not significantly depreciate the walk-ability, while at the same time will allow traffic to flow onto the site and reduce the potential for a traffic back-up that would impact Olympic Boulevard.

Sincerely,
Urban Concepts



Bill Christopher

cc: Gerald Gubatan, CD 1
Dustin Sawle, CK Hospitality
File

Item No. 4
Planning and Land Use Management Committee
January 27, 2015

Council File No. 15-0025

AMEND Condition No. 11 adopted by the City Planning Commission as follows:

"11. Driveways. The total amount of driveway width along Beacon Avenue shall be limited to ~~28 feet~~ a maximum of 38 feet. This may be configured as one driveway of 24 feet and one driveway of 14 feet or as two driveways of 14 feet each."