



Date: 03/01/2016  
Submitted in PLUM Committee  
Council File No: 16-0158  
Item No. 6  
Deputy: Comm from Applicant Rep

February March 1, 2016

Councilman Jose Huizar  
Chair  
Planning and Land Use Management Committee  
200 N. Main St., Rm. 465  
Los Angeles, CA 90012

**RE: 4110 W. 3<sup>rd</sup> Street - CPC-2015-2030-GPA-ZC-CU-CUB-SPR**

Dear Honorable Councilman Huizar,

I am writing to you as a representative of the Hampton Inn & Suites team regarding our hearing before your committee on March 1, 2016.

As you are likely aware our school has received widespread support from our Neighborhood Council, the Council Office, and the City Planning Commission. Throughout those conversations, the design of the building and specifically its façade and “pedestrian experience” were critical components. In keeping with those conversations, we are submitting the attached revisions to two (2) Bureau of Engineering Conditions within our approval.

We ask that you approve the attached modifications to Condition 2.a. and 2.b. of the project’s “T-Conditions” so that the project can maintain an active street presence and provide our constituent groups the project they have supported and so greatly deserve.

Thank you for your attention to this matter.  
We look forward to the approval of this project.

Very truly yours,

Jonathan Lonner  
Principal

**CPC-2015-2030-GPA-ZC-BL-CU-CUB-SPR**

**T-Condition Number 2a (Current) :**

a. Street Dedications:

3<sup>rd</sup> Street (Avenue II) – A 3-foot wide strip of land along the property frontage to complete a 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035, together with 20-foot radius property line returns at the intersections with Kingsley and Harvard Boulevard.

**T-Condition Number 2a (Requested Revision) :**

a. Street Dedications:

3<sup>rd</sup> Street (Avenue II) – A 3-foot wide strip of land be dedicated as a pedestrian access easement from ground plane to 16.5-feet above ground plane along the property frontage to ~~complete a~~ satisfy the 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035, ~~together with a~~ A 20-foot radius property line returns at the intersections with Kingsley and Harvard Boulevard shall be provided if the above pedestrian access easement does not provide an ADA compliant curb ramp and minimum sidewalk above the ramp.

**T-Condition Number 3a (Current) :**

b. Street Improvements:

3<sup>rd</sup> Street – Construct additional concrete sidewalk in the newly dedicated area to provide a 10-foot full width concrete sidewalk. ...

**T-Condition Number 3b (Requested Revision) :**

b. Street Improvements:

3<sup>rd</sup> Street – Construct additional ~~concrete sidewalk~~ improvements in the newly dedicated easement area to provide for a 10-foot ~~full-width~~ concrete sidewalk and parkway area. ...