

October 23, 2017

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Los Angeles City Council
Planning Land Use Management Committee
Councilmember Jose Huizar, Chair
Councilmember Maqueece Harris-Dawson
Councilmember Mitchell Englander
Councilmember Bob Blumenfield
Councilmember Curren D. Price, Jr.
200 N. Spring Street
Room 395
Los Angeles, CA 90012
Attn: Zina H. Cheng

Re: Council File 17-0933; Case No. CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR 1717 Wilcox Avenue

Dear Honorable Councilmembers:

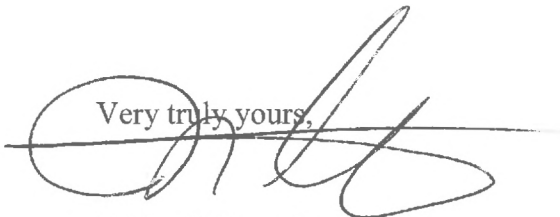
We represent the property owner and applicant (the "Applicant") in the above referenced case, a proposed 133 room hotel with ground floor and rooftop restaurant uses (the "Project"). The Applicant and the Project team have worked hard to deliver a project that recognizes the importance of design and scale within the Hollywood Community. As designed, the Project proposes a 5 foot sidewalk easement to stimulate pedestrian activity, with the Project's structure projecting over the easement at a height of 17 feet. The Project's below grade parking structure is located immediately below the sidewalk easement. The City's Planning Commission ("CPC"), however, imposed Q Condition No.4 (the "Q Condition"), which requires a 40 foot vertical clearance and a 5 foot below grade clearance. These standards were derived from the Downtown Los Angeles Design Guidelines, which do not apply directly to the Hollywood Community.

During the CPC hearing, the Los Angeles Chamber of Commerce, Hollywood Heritage and the Los Angeles Conservancy testified that the Project's 17 foot vertical clearance is consistent with Hollywood's scale and character. These organizations felt that the Q Condition was out of scale and inconsistent with Hollywood's urban design. Additionally, the Project includes 28 extra parking spaces alleviating concerns raised by Hollywood Heritage that

displacement of the existing parking lot by the Project would hurt the Historic Hollywood Boulevard Entertainment District (the "District"). The Q Condition's below grade clearance would require a redesign, resulting in 8 to 10 less parking spaces, leaving less extra parking for the under-parked District. CPC, nevertheless, imposed the Q Condition.

The Q Condition may be appropriate for Downtown Los Angeles, but it is not appropriate for Hollywood's scale and character. The Q Condition does not provide any benefit to Hollywood. It only creates visual clashes with existing urban design. The Project's proposed 17 foot vertical clearance is not only visually compatible but also provides sufficient clearance for pedestrians. Furthermore, the proposed 17 foot vertical clearance and below grade garage would not impact existing or proposed street trees because the tree wells are located away from the Project's projections.

We urge this Committee to revise the Q Condition to allow the Project's 17 foot vertical and below grade projections. Attached as Exhibit "A" is a redlined version of the Q Condition reflecting the minor changes needed to implement the Project's thoughtful and compatible design.

Very truly yours,


Michael Gonzales
Gonzales Law Group APC

Attachment

cc: Craig Bullock, Planning Director CD 13 (via email only)
Amy Ablakat, Planning Deputy CD 13 (via email only)

EXHIBIT "A"

(Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitation are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification

4. **Sidewalk Easement.** A public sidewalk easement shall be provided and maintained on-site. The easement shall be a minimum of five (5) feet wide and run the entire length of the property line adjoin Wilcox Avenue. The building may project over the required sidewalk easement above a height of 1740 feet, and may project below the sidewalk easement a depth of five (5) feet. A covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6670) shall run the land and shall binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.



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