

Item 7

DLANC

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

June 17, 2019

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

Date: 2/4/20
Submitted in PLUM Committee
Council File No 20-0016
Item No. 7
Deputy: Comm from NC

RE: **Planning Case No:** CPC-2016-3765-TDR-MCUP-ZAD-DD-SPR, VTT-74593, ENV-2016-3766-EIR

Project Address: 319-323 1/2 W. 5th St. and 440-442 S. Hill St., Los Angeles, CA 90013

Applicant: Jeffrey Fish/JMF Enterprises V LLC

Project Description: The Project would develop a vacant site with a mixed-use development (Project) consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial restaurant uses. In total, the Project would contain up to 260,689 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed used would be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project would provide 126 vehicle spaces within two subterranean and three-above grade parking levels; and 157 bicycle parking spaces located on levels B1, L3, and L4.

Dear Zoning Administrator:

At our regularly held public meeting on June 17, 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 May 21, 2019, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests listed below:

1. Pursuant to LAMC Section 16.05, Site Plan Review for development of a project that results in an increase of 50 or more dwelling units and/or guest rooms;
2. Pursuant to LAMC Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 160,711 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the pool deck;
4. Pursuant to 12.24 W.18, a Conditional Use Permit (CUX) to allow live entertainment and dancing within the hotel ballroom and 29,232 square feet of commercial restaurant uses;
5. Pursuant to LAMC Section 12.21 G.3(a), a Director's Decision to permit a 10-percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the

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- total required usable common open space; and a 10-percent reduction in the required area for planting ground cover, shrubs, and trees within the common open space areas;
6. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within 100 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height of 61 feet, as permitted by LAMC Section 12.21.1 A.10;
 7. Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74593 for the merger and resubdivision of a 0.38-acre site into two (2) ground lots and four (4) air space lots; and a Haul Route for the export of up to 25,092 cubic yards of soil;
 8. Environmental Impact Report for the Project, which includes the Draft EIR, No. ENV-2016 3766-EIR (SCH No. 2017031010) dated, November 1, 2018, and the Final EIR, dated April 26, 2019 (5th and Hill Project EIR), and;
 9. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, haul routes, temporary street closure permits, encroachment permits, grading permits, excavation permits, foundation permits, trade permits, and building permits.

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; and

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. Rogelio Dela Cruz (Los Angeles Police Department) (via email)
Loren Montgomery of Montgomery Clark Advisors / loren@mcadvise.com via email)