



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

July 10, 2018

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

RE: **Planning Case No:** CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR  
**Project Address:** 1033-1057 South Olive Street, Los Angeles, CA 90015  
**Applicant:** Elliott Kahn / 1045 Olive, LLC  
**Project Description:** Applicant is replacing existing uses with a mixed-use high-rise development providing a maximum of 794 residential units and approximately 12,504 square feet of commercial space consistent with the requirements of the Los Angeles Municipal Code.

Dear Zoning Administrator:

At our regularly held public meeting on July 10, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on June 19, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests listed below:

1. Pursuant to LAMC § 17.01 and § 17.15, the Applicant requests approval of Vesting Tentative Tract Map 74531, to create one master ground lot and to subdivide the site into 17 airspace lots for a high-density urban mixed use Project containing a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space. Pursuant to LAMC § 12.24-W.1, A Conditional Use Permit to allow the hours of operation for a proposed restaurant from 11:00 a.m. to 12:00 midnight daily, in lieu of hours between 7:00 a.m. and 11:00 p.m. as required for commercial corner development.
  - a. The Applicant requests permission to deviate from the number of parking space defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide residential parking consistent with LAMC § 12.21.A.4.p for a ratio of approximately 1.1 parking space per residential dwelling unit in consideration of its proximity to jobs, services, and public transit.
  - b. The Applicant requests approval of a haul route in conjunction with the Vesting Tentative Tract Map approval.
2. Pursuant to LAMC § 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project Site (Receiver Site) for the approximate amount of 404,803 square feet of floor area.
3. Pursuant to LAMC § 12.24 W.1, the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption only within up to ten premises.
4. Pursuant to LAMC § 16.05, the Applicant requests Site Plan Review.

\*Note: Pursuant to various sections of the LAMC, the Applicant will request administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

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In DLANC's view, the information presented provides adequate justification for granting Applicant's requests, *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. In addition to the conditions below, DLANC strongly encourages incorporating additional retail entrances along Olive Street and that the proposed façade screen material on the exterior of the building does not fully extend or obscure the ground floor on the street fronting elevations.

CONDITION:


- (1) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval;
- (2) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- (3) Applicant will ensure any temporary walkways covered due to construction are well-lit.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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. John Strasner (Los Angeles Police Department) (via email)  
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