



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

Central Los Angeles Area Planning Commission

Date: March 8, 2022
Time: after 4:30 p.m.
Place: Due to concerns over COVID-19, the Central APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>]. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/com-missions-boards-hearings> and/or by contacting apccentral@lacity.org

Public Hearing: Required; March 8, 2022
Appeal Status: Site Plan Review is appealable to Area Planning Commission
Expiration Date: March 8, 2022
Multiple Approval: No

PROJECT LOCATION: 1130 South Hope Street, Los Angeles, CA 90015

PROPOSED PROJECT: Site Plan Review for the construction, use, maintenance of a 112-guest room hotel with 528 square-feet of ground floor retail uses

- REQUESTED ACTION:**
1. **DETERMINE**, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to the exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
 2. **DENY** the Appeal filed by the Evo Homeowners Association and the Luma Homeowners Association, and **SUSTAIN** the decision of the Director's Determination in approving Site Plan Review Case No. DIR-2021-3656-SPR for the construction, use, and maintenance of a new 12 guest room hotel with 528 square-feet of ground floor retail uses.
 3. **ADOPT** the Director's Determination Conditions of Approval and Findings.

Case No.: DIR-2020-3656-SPR-A1
CEQA No.: ENV-2020-3657-CE
Incidental Cases: N/A
Related Cases: None
Council No.: 14- De Leon
Plan Area: Central City
Plan Overlay: None
Certified NC: Central City
GPLU: High Density Residential
Zone: [Q]R5-4D-O
Applicant: Hope Street 1, LLC
Representative: Dana A. Sayles, three6ixty
Appellant: Evo Homeowner Association and Luma Homeowner Association

VINCENT P. BERTONI, AICP

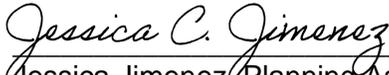
Director of Planning



Heather Bleemers, Senior City Planner



Eric Claros, City Planner



Jessica Jimenez, Planning Assistant

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Email: jessica.jimenez@lacity.org

*ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.*

TABLE OF CONTENTS

Background	page 3
Appeal Points/Staff Responses	pg 4-9
Conclusion	pg 9
Exhibits:	
A – Appeal Applications	
B – Letter of Determination	
C – Environmental Case No. ENV-2020-3657-CE	
C.1 – Notice of Exemption	
C.2 - Categorical Exemption Justification	

APPEAL REPORT

BACKGROUND

The Site Plan Review project, Case No. DIR-2020-3656-SPR, was approved on November 17, 2021 to allow the construction, use, and maintenance of a new 112 guest room hotel with 528 square-feet of ground floor retail uses. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. The ground floor features a lobby/reception area, along with other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby. The guest rooms are evenly distributed – 16 rooms per floor – across seven floors. The proposed hotel is allowed under the site's zoning. The project is only seeking a Site Plan Review and is consistent with all underlying zoning regulations.

APPEAL ANALYSIS

On November 17, 2021, the Director of Planning approved a Site Plan Review at 1130 South Hope Street for the construction, use, and maintenance of a new 112 guest room hotel with 528 square-feet of ground floor retail uses. On December 1, 2021, the Department of City Planning received two timely appeals of the entire decision of the Director's Determination, by the Evo Homeowners Association and the Luma Homeowners Association represented by Sheri Bonstelle. The justification for the appeal consists of two separate letters from the each of the Homeowners Association.

APPEAL POINTS/STAFF RESPONSES

The appeal submitted by both parties contend the project design fails to comply with provisions of the Los Angeles Municipal Code, Downtown Design Guide, and the South Park Business Improvement

District Development Values. The appeal letters also provided comments on noise, traffic, air quality, and Green House Gases (GHG) during the operation and construction of the hotel as well as security issues. A synopsis of the appeal points from both letters are addressed in the responses below.

Appeal Point #1: The Appellant contends that the developer has not provided any traffic or parking study to evaluate the alley, driveway or queuing.

Staff Response to Appeal Point #1: The project's valet for off-site guest parking and ride-share drop offs will not impact surrounding buildings that share the public alley.

Valet, Parking, Trash Services

The appellant contends the project's valet for off-site guest parking and ride-share drop offs will impact the shared public alley, affecting resident of the surrounding building and trash vendors that service the building. The project does not provide a ride-share drop off area at the public alley and rather provides a ride-share drop off area at the front of the hotel along Hope Street.

The original project design included three levels of automated parking accessed from the rear alley. Although not required, the Applicant redesigned the project to remove on-site parking in favor of an off-site parking solution. Because parking will be off-site and the ride-share drop off area will be along Hope Street, there is no impact to the alley from hotel parking or ride-share.

Regarding trash and service vendors, the Project will be served just as other surrounding properties are served, from the alley. Although not required the applicant has voluntarily offered the following operational features to help reduce any perception of impact to the public alley:

- Install "Do Not Block Driveway" signs in accordance with the recommendations of a signage plan that will be prepared;
- Use the same trash vendor as the surrounding residential buildings to consolidate trash service and ensure efficient scheduling; and
- Install security cameras facing the public alley for security and compliance that will be monitored by the hotel's front desk.

Driveway and Traffic

As previously mentioned, a ride-share drop off area is not provided at the public alley, and a parking study is not required for this Project as there is no on-site parking for guests of the hotel. Two parking spaces for operations and building management are on-site and accessed from the alley, which mirrors the employee parking that the Evo and Luma residential buildings provide off the alley.

The Applicant prepared a Traffic Impact Assessment (TIA) for the Project in 2021. The Los Angeles Department of Transportation (LADOT) reviewed and approved the TIA, stating in its approval that "The assessment determined that the project would not have a significant transportation impact and further not have a significant Household or Work VMT impact. Thus, the TIA determined there would be no significant impacts per CEQA and LADOT transportation thresholds.

Furthermore, the TIA states "In light of the increasing populating of driver-for-hire transportation network companies (TNCs), LADOT requires an evaluation of passenger loading areas for development projects. It is not anticipated based on the project size and the project location that there would be any significant impacts from passenger loading at the project frontage. A curb-side loading zone is provided at the front of the project on Hope Street, as well as a loading zone at the north side of the building."

The project will provide 23 parking spaces, as required. Two spaces are provided on the ground floor and accessed from the alley for operations and building management. The remaining 21 spaces are provided off-site, located within 750 feet of the site at 1028 South Hope Street.

Appeal Point #2: The appellants contend an 8-story blank wall will provide no visual interest for the Luma residents and will create an echo and significantly increase noise in the alley.

Staff Response to Appeal Point #2: The 8-story wall adjacent to the Luma residential tower is compatible with existing and future development on adjacent properties and neighboring properties and will not create noise impacts.

Alley design

The 8-story wall adjacent to the Luma residential tower is compatible with existing and future development on adjacent properties and neighboring properties and will not create noise impacts. The referenced 8-story wall is the north façade of the building and is not “blank.” The façade is designed to maximize privacy and minimize openings on the property line. Furthermore, during a working session with both the Evo and Luma HOAs, on November 16, 2020, during a working session with the HOA’s the applicant inquired whether there was a desire to “articulate” the building with additional windows, balconies, or other features, and the response was a vocal “no.”

The façade is only articulated with varying materials and colors, with exception of one window stack at the elevator lobby to provide natural light and air into that public space on each floor. However, these varying materials and colors provide visual interest and ensure the wall is not a blank monotone.

The Appellants also assert that the wall will create an echo that significantly increases noise in the alley by reverberating noise from existing traffic, loading, and deliveries that occur in the alley. As detailed below, expert analysis in the record refutes this conjecture.

The Applicant conducted a detailed noise study, dated September 7, 2021 and prepared by Urban Crossroads, for the project that conclusively demonstrates there are no unmitigable operational noise impacts from the Project, and that the Project complies with the City’s Noise Ordinance.

Furthermore, as described in the noise analysis, if the wall facing the alley was flat it would at most result in a three decibel (3-dB) sound increase. A 3-dB change in environmental noise is commonly considered a barely perceivable change in the ambient noise level of a given location (California Department of Transportation, 2020). However, per project plans, the north façade of the building would not be a flat wall. Rather, the façade would include substantial articulation thus diffusing, or scattering, sound waves in multiple directions, resulting in less than a 3-dB sound increase. As such, any noise reflected off the façade of the proposed building would not result in a perceivable increase in noise levels and impacts would remain less than significant.

Appeal Point #3: The Appellants contend that the City should consider alleged shade/shadow impacts on the neighboring open spaces and pool area at the Evo and Luma buildings.

Staff Response to Appeal Point #3: A shade/shadow analysis, while not required, demonstrates the Project will not add to existing shade/shadow patterns.

The project is located in downtown Los Angeles in a transit priority area, and by law is exempt from considering shade and shadow issues. However, the applicant did conduct a shade and shadow study,

which demonstrates that the Project does not have any more impacts on the pool and open space decks on the adjacent buildings than their own buildings currently shade those areas without the project. Thus, the project does not have any impact that does not already exist today.

Appeal Point #4: The Appellants contend the project will cause noise on the open rooftop and ground level valet areas that will be audible from the multiple adjacent residences across the 20 foot alley and that the Noise Study does not properly evaluate the operation and construction of the hotel and adjacent residents.

Staff Response to Appeal Point #4: The rooftop and ground level valet areas will not cause noise impacts to adjacent residences across the alley, and the applicant has agreed to limit rooftop hours. The Noise Study properly evaluates the operation and construction of the hotel and adjacent residents.

Noise

The applicant voluntarily agreed to restrict rooftop operating hours to the same as the adjacent buildings (Elleven, Luma, Evo). While there is no evidence that any rooftop use would cause noise impacts, the project's noise study analyzed these restricted hours and thus the operational noise analysis is more conservative than what is required by CEQA.

The Noise analysis prepared by Urban Crossroads identified four nearby receiver locations, all noise-sensitive residential uses (1133 South Hope Street, 1111 South Grand Avenue, 1155 South Grand, 1200 South Hope Street) and analyzed potential noise impacts at these locations based on noise-generating uses at the project including roof-top mechanical equipment and rooftop amenities. As discussed in the noise analysis, the project would not result in a significant noise impact during daytime or nighttime at the receiver locations and impacts would be less than significant.

The Appellants also assert the Letter of Determination does not provide limits on the hours of operation, including rooftop hours, and that there will not be sufficient hotel staff to monitor the sound. The City of Los Angeles does not regulate hours of operation as part of a stand-alone Site Plan Review application. Although not required, the applicant has agreed to reduce hours of operation. The rooftop will adhere to the same hours of operation as the surrounding residential building's (Evo, Elleven, and Luma buildings) rooftop hours, which close at 11:00p.m. Sunday through Thursday at until 12:00 a.m. Friday through Saturday. Hotel staff will be on-site to monitor and address noise.

Operation and Construction Noise

The Appellants assert the noise study prepared by Urban Crossroads does not evaluate impact of the operation and construction of the hotel on adjacent residents. As stated above, the Noise analysis identified four nearby receiver locations, all noise-sensitive residential uses (1133 South Hope Street, 1111 South Grand Avenue, 1155 South Grand Avenue, 1200 South Hope Street) and analyzed potential noise impacts at these locations based on noise-generating uses at the project including roof-top mechanical equipment and rooftop amenities. As discussed in the noise analysis, the project would not result in significant noise impacts during the daytime or nighttime at the receiver locations and impacts would be less than significant.

The construction management plan prepared includes construction equipment and complies with the City's set construction hours.

Appeal Point #5: The Appellants contend the project does not comply with a setback.

Staff Response to Appeal Point #5: The project complies with zoning regulations, including all setbacks.

Setbacks

The appellants assert the Los Angeles Municipal Code (LAMC) requires an 11-foot side yard and the Downtown Design Guide (“DDG”) requires a 40-foot setback from an interior property line if the adjacent property may be developed, and that the adjacent property south lot may be developed as it is owned by the EVO Homeowners Association.

As identified in Ordinance No 179,067, effective September 23, 2007, and summarized in ZI No. 2385-all yard requirements were eliminated by the Greater Downtown Housing Incentive Area program for all projects. There are no yards applicable to projects in Downtown Los Angeles. The project complies with yards required by the Los Angeles Municipal Code.

Appellants refer to page 35 of the Downtown Design Guide (figure 6-2), which provides scenarios and recommendations for spacing between towers. This does not apply to the project because tower is defined as over 150 feet, and the project is 106 feet. Furthermore, the Downtown Design Guide is a guide and not a zoning document and the project is not required to provide any setbacks for a project of this height. As such, the project complies with yard and setback requirements.

Appeal Point #6: The Appellants assert that the Project does not comply with the Downtown Design Guidelines requirement to minimize neighbor impacts, and that mechanical equipment and lighting must be located away from residential uses.

Staff Response to Appeal Point #6: The Project complies with Downtown Design Guidelines requirement to minimize neighbor impact, including the location of its mechanical equipment and lighting.

Downtown Design Guide

Page 52 states that major mechanical systems, penthouses, and lighting should be designed to limit adverse impacts. The DDG states:

- “Mechanical equipment shall be either screened from the public” or “integrated with the architectural design of the building”
- Further, mechanical equipment “should not be placed on balconies or other private or common open space areas”
- Ventilation requirement “shall be located and designed away from the street and to minimize adverse effects on pedestrian comforts along the sidewalk”

The project complies with the Downtown Design Guidelines and locates mechanical equipment and lighting away from surrounding residential uses. The subject building ventilates vertically, not towards the neighboring residential buildings.

The Appellants also assert that the Project does not comply with a requirement for a series of open spaces publicly accessible at the street level and does not have sufficient hotel drop-off waiting area on Hope Street. Appellants misunderstand the application of the DDG to the Project.

The open space section of the DDG states, “*Determinations of open space and floor area should be implemented in a manner that maximizes opportunities for resident and public-serving open space, such as on rooftops, balconies, and building cutout areas, **taking into account limitations on developable space that constrain many downtown development projects.***” As confirmed by Department of City Planning Staff and the Director of Planning in approving the Site Plan Review, there is no open space required for the Project as a hotel project, and this provision for public-serving open space is not applicable because it is not feasible as the Project frontage is only 50 feet wide and significantly constrained as a parcel under 10,000 square feet.

Appeal Point #7: The Appellants assert that the projects traffic, noise, air quality, and greenhouse gas analysis will create an environmental impact.

Staff Response to Appeal Point #7: The project’s traffic, noise, air quality, and greenhouse gas analysis provide substantial evidence that the project will not create any environmental impacts.

The Appellants assert that the Project did not provide parking and traffic studies. The Applicant prepared a Traffic Impact Study (TIA) in 2021, which LADOT subsequently reviewed and approved on February 23, 2021. See a detailed response to this point address above under item 1.b.

The Appellants also assert that the Project’s air quality and greenhouse gas studies are flawed and require revisions. The Air Quality Analysis conducted by Urban Crossroads was conducted using CEQA significance criteria and SCAQMD regional significance thresholds. The Air Quality Analysis identified four nearby receiver locations, all noise-sensitive residential uses (1133 South Hope Street, 1111 South Grand Avenue, 1155 South Grand Avenue, 1200 South Hope Street) and analyzed potential air quality impacts at the nearest sensitive receptor, consistent with SCAQMD methodology. As discussed in detail in the Air Quality Analysis, the Project would not result in significant air quality impacts during operation or construction, and no mitigation is warranted. The comment does not include further information on how the analysis is flawed and is representative of the Appellants’ general unsubstantiated claims.

Furthermore, Appellants claim that the Project did not provide a study of the public alley. LADOT does not require a study of the public alley and parking is satisfied by off-site parking.

Appeal Point #8: The Appellants contend that alcohol and restaurants should be prohibited.

Staff Response to Appeal Point #8: The City cannot restrict a restaurant or alcohol service as part of a Site Plan Review.

A future alcohol service would require a separate approval. A prior case for the property filed under Case No. ZA-2012-385-VCU-ZV-ZAA-TDR included a rooftop and bar, which was part of an appeal by the same Appellants, and thus the current project was specifically designed without any food or beverage outlets to minimize conflicts from those uses with adjacent neighbors.

Appeal Point #9: The Appellants claim that Planning Director erred or abused their discretion.

Staff Response to Appeal Point #9: The Planning Director did not err or abuse their discretion.

The project meets the Conditions of a Class 32 Exemption for CEQA, as outlined in the Exemption findings prepared for the project which include:

- The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The Project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the Project would not result in significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The Exemption findings explain that the Exception to a Class 32 Categorical Exemption do not apply to the Project.

The case file includes comprehensive environmental documentation and extensive technical analysis to support the determination by the Director of Planning. These reports included but are not limited to, a Traffic Assessment dated September 2020 prepared by KOA, a Traffic Impact Study dated August 2021 prepared by KOA, and a Technical Memorandum dated February 8, 2021 prepared by KOA and subsequently reviewed by the Los Angeles Department of Transportation on February 23, 2021. In addition, the applicant provided a detailed Noise Impact Analysis dated September 7, 2021, an Air Quality Impact Analysis dated August 20, 2021, and a Green House Gas Analysis dated August 20, 2021, all prepared by Urban Crossroads. A Geotechnical engineering report investigation dated December 23, 2019, prepared by Rybak Geotechnical was submitted and reviewed. A Certificate of Compliance for Methane Test Data was conducted by Engineer Don Terras on January 31, 2021. Furthermore, the applicant provided a memo dated October 19, 2021 and prepared by Carlin Environmental Consulting confirming they had conducted methane testing requirements per LADBS code and deemed the site to be in the Methane Zone with level II design measures needed and plans have been submitted to LADBS for review and oversight.

CONCLUSION

In conclusion, the Appellant has not demonstrated how the Director's Determination erred or abused its discretion in approving DIR-2020-3656-SPR and has not provided any substantial evidence to dispute the findings of the Categorical Exemption. The Categorical Exemption is comprehensive and has been completed in full compliance with CEQA. As demonstrated by the responses to the appeal points, there are no new impacts or substantial increases in previously identified impacts that would result from the comments raised herein. The Director's Determination included correct findings of approval consistent with the provisions of CEQA. Therefore, in consideration of all the facts, Planning staff recommends that the appeal be denied, the decision of the Director's Determination be sustained, and it be determined that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to the Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Appeal Applications



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: DIR-2020-3656-SPR; ENV-2020-3657-CE

Project Address: 1130 South Hope Street, Los Angeles, CA 90012

Final Date to Appeal: 12/02/2021

2. APPELLANT

- Appellant Identity:** (check all that apply)
- Representative Property Owner
 - Applicant Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved
Evo Homeowners Association c/o Luc Sasseville

Person affected by the determination made by the **Department of Building and Safety**

- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: Evo Homeowners Association c/o Luc Sasseville, General Manager

Company/Organization: Evo Homeowners Association

Mailing Address: 1155 South Grand Street

City: Los Angeles State: CA Zip: 90015

Telephone: (213) 741-2700 E-mail: lsasseville@actionlife.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 Self Other: Evo Homeowners Association

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Sheri Bonstelle
Company: Jeffer Mangels Butler Mitchell LLP
Mailing Address: 1900 Avenue of the Stars, 7th Floor
City: Los Angeles State: CA Zip: 90067
Telephone: (310) 712-6847 E-mail: syb@jmbm.com

5. JUSTIFICATION/REASON FOR APPEAL

- a. Is the entire decision, or only parts of it being appealed? [X] Entire [] Part
b. Are specific conditions of approval being appealed? [] Yes [X] No

If Yes, list the condition number(s) here:

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- [X] The reason for the appeal [X] How you are aggrieved by the decision
[X] Specifically the points at issue [X] Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: [Signature] Date: 11/23/2021 | 3:21 PM PST

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. Three (3) sets - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- [X] Appeal Application (form CP-7769)
[X] Justification/Reason for Appeal
[X] Copies of Original Determination Letter

b. Electronic Copy

[X] Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- [] Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
[X] Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- [] Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
[] Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)****1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: DIR-2020-3656-SPR; ENV-2020-3657-CE

Project Address: 1130 South Hope Street, Los Angeles, CA

Final Date to Appeal: 12/02/2021

2. APPELLANT

- Appellant Identity:** (check all that apply)
- Representative Property Owner
 - Applicant Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved
Peter Toumasis, Luma Homeowners Association

Person affected by the determination made by the **Department of Building and Safety**

- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: Peter Toumasis, Board President

Company/Organization: Luma Homeowners Association

Mailing Address: 1100 South Hope Street, Unit 1615

City: Los Angeles State: CA Zip: 90015

Telephone: (213) 417-9133 E-mail: toumasis33@mac.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 Self Other: Luma Homeowners Association

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Sheri Bonstelle
Company: Jeffer Mangels Butler Mitchell LLP
Mailing Address: 1900 Avenue of the Stars, 7th Floor
City: Los Angeles State: CA Zip: 90067
Telephone: (310) 712-6847 E-mail: syb@jmbm.com

5. JUSTIFICATION/REASON FOR APPEAL

- a. Is the entire decision, or only parts of it being appealed? Entire Part
- b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal How you are aggrieved by the decision
- Specifically the points at issue Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 11/22/21

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

1. Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant and must provide noticing and pay mailing fees.**

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

2. Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Categorical Exemption Justification

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG

KAREN MACK

DANA M. PERLMAN

YVETTE LOPEZ-LEDESMA

JENNA HORNSTOCK

RENEE DAKE WILSON

VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



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EXECUTIVE OFFICES

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

November 12, 2021

Hope Street 1, LLC (A)(O)
1434 East Oak Avenue
El Segundo, CA 90245

Dana A. Sayles (R)
ThreeSixty
11287 West Washington Boulevard
Los Angeles, CA 90071

RE: Case No. DIR-2020-3656-SPR
Address: 1130 South Hope Street
Planning Area: Central
Zone : [Q]R5-4D-O
D. M. : 126A207, 127-5A207
C. D. : 14- De Leon
CEQA : ENV-2020-3657-CE

RE: ENV-2020-3657-CE (Categorical Exemption - Class 32)

The project site is a level, rectangular-shaped interior parcel of land consisting of one (1) lot encompassing a total area of approximately 7,829 square-feet (0.18 acres) located on the east side of Hope Street between 11th and 12th Street. The subject site has a street frontage of approximately 50 linear feet along Hope Street, a depth of 156 linear feet, and is bound by two public alleys to the north and east. The project site is currently vacant and is within a highly urban landscape without vegetation and on- and off-site trees. The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone such as hotels, motels, and other commercial uses, and limits the commercial Floor Area Ratio (F.A.R) of the property to 2:1. The D limitation restricts the overall FAR of the Property to 6:1. The proposed uses are uses permitted in the [Q]R5-2D-O Zone.

The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance. The project site is located the Puente Hills Blind Thrust Fault and a Methane Zone. The project does not fall within the Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Flood Zone, Liquefaction Area, Landslide Area, Tsunami Inundation Zone, Hillside Area, or BOE Special Grading Area.

The project involves a new eight-story, 106-foot-high limited service hotel inclusive of 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. The ground floor features a lobby/reception area, along with other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby. Additionally, the first floor includes a 528 square-foot commercial retail space along Hope Street. The guest rooms are evenly distributed – 16 rooms per floor – across seven floors. At this time, there is no proposal for a restaurant, bar, on-site food or beverage service, or mini-bars within the guestrooms. New landscaping is proposed along the ground floor and roof deck. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop includes approximately twenty-three (23) King Palms and a variety of shrubs.

The project is requesting the following discretionary actions:

1. Pursuant to LAMC Section 16.05, Site Plan Review for a new 112 guest room hotel with 528 square-feet of ground floor retail uses and;
2. Any additional actions as deemed necessary or desirable, including but not limited to demolition, tree removal, and building permits.

Generally, the surrounding lots are zoned [Q]R5-4D-O and are developed with commercial and residential uses. To the north, across the abutting public alley, properties are zoned [Q]R5-4D-O and are developed with a 19-story 236-unit mixed-use development (Luma). Abutting properties to the east, across the public alley, properties are zoned [Q]R5-4D-O and are developed with a 23-story 311-unit mixed-use development (Evo South). To the west, across Hope Street, properties are zoned [Q]R5-4D-O and are developed with a 31- to 40-story 730-unit mixed-use development (Hope + Flower). Abutting properties to the south, properties are zoned [Q]R5-4D-O and serve as a surface parking lot owned by the Evo Homeowners Association.

The proposed project would not have a significant effect on the environment. A “significant effect on the environment” is defined as “a substantial, or potentially substantial, adverse change in the environment” (CEQA Guidelines, Public Resources Code Section 21068). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines, which establish guidelines and thresholds of significant impact, and provide the methods for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project has been determined that it is Categorically Exempt from environmental review pursuant to Article 19, Section 15332 of the CEQA Guidelines (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. On November 12, 2021, the subject project was issued a Notice of Exemption for a Class 32 Categorical Exemption.

CLASS 32 CATEGORICAL EXEMPTION

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects.” A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five conditions listed below.

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone, such as hotels, motels, and other commercial uses, and limits the commercial FAR of the property to 2:1. Residential uses are permitted in the R5 zone, and does not restrict density for guest rooms. The D limitation restricts the overall F.A. R of the property to 6:1 and unlimited height. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project will result in a mixed-use development. The proposed uses are uses that are permitted in the [Q]R5-2D-O Zone.

The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance. The project site is located the Puente Hills Blind Thrust Fault and a Methane Zone. The project does not fall within the Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Flood Zone, Liquefaction Area, Landslide Area, Tsunami Inundation Zone, Hillside Area, or BOE Special Grading Area. The property is not located within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

The project meets the following objectives and policies of the Central City Community Plan:

COMMERCIAL

The Central City Community Plan serves to address a number of issues and opportunities present in the area, and recognizes the importance of retaining a viable and vibrant commercial sector. The proposed hotel with ancillary commercial space is consistent with this zone and land use designation. Additionally, the project is consistent with the following objectives and policies of the Community Plan:

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism

Policy 2-3.1: Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The project's proposed hotel and commercial retail uses are uses permitted by the project site's [Q]R5-4D-O zoning, as well as, the underlying High Density Residential land use designation. Surrounding properties are developed with similar scale buildings and uses,

including hotels and office buildings, restaurants, and retail shops. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing commercial development. In addition, the project will provide additional retail land uses for visitors.

The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors for added contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building, thereby promoting a lively and pedestrian-oriented commercial environment. Furthermore, the project's design and proposed uses will enhance light industrial activity, and support job growth.

The project is in substantial conformance with the purposes, intent and provisions of the General Plan and Community plan and does not conflict with any applicable regulations or standards. The project will increase the active hours of the street by providing a 24/7 hotel use supported by ground-floor commercial retail stores and restaurants along the Hope Street corridor.

Therefore, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject property is located wholly within the Central City Community Plan Area within the City of Los Angeles. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project site is substantially surrounded by urban uses and is not located near any areas designated for farmland or agricultural uses. The area surrounding the project site is fully built-out with a variety of commercial and residential uses that are consistent with their General Plan land use designations and zoning.

(c) The project site has no value as habitat for endangered, rare or threatened species:

The site is vacant and does not contain vegetation. It is located in a long-established urban environment which is fully developed with commercial and residential uses. Therefore, the project site has no value as habitat for endangered species, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

Traffic. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as a criteria in determining transportation impacts under CEQA. The new Los Angeles Department of Transportation (LADOT), Transportation Assessment Guidelines (TAG) provide instructions on preparing transportation assessments for land

use proposals and defines the significant impact thresholds. LADOT has established that any project resulting in a net increase of 250 or more daily vehicle trips requires a VMT analysis.

A Traffic Assessment Report, dated August 2021 was prepared by KOA Corporation in order to determine whether or not the proposed project would result in any significant effects relating to traffic. The Traffic Study found that the project would generate a net increase of 651 daily vehicle trips and a net increase of 4,000 daily vehicle miles traveled (VMT), thus requiring the proposed project to conduct a vehicle miles traveled (VMT) analysis.

The LADOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the West Los Angeles APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the VMT Analysis report, prepared by KOA Corporation the proposed project is projected to have a Household VMT per capita of 0.0 since the project does not have a residential component and a Work VMT per employee of 7.6. Subsequently, LADOT completed its Transportation Impact Assessment and in a letter dated February 23, 2021, concluded that implementation of the proposed project would not result in a significant Household or Work VMT impact. Therefore, the project is not expected to result in any significant impact relating to traffic.

Noise. The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

A Noise Technical Report prepared by Urban Crossroads, dated August 2021 and attached to the subject environmental case file, concluded that no significant permanent operational or cumulative noise impacts are expected as a result of the proposed project (the Noise Study provides the full analysis). Given that the project would be required to comply with all existing and applicable noise regulations, the study concluded that the project would not result in any significant impacts and that no mitigation measures are

necessary. Although noise arising from construction is unavoidable, the noise would be temporary and limited to the duration of the construction in any one location. Through compliance with all existing regulations governing both construction and operational noise, any noise impacts resulting from the project will be less than significant.

Air Quality. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. The 2016 Air Quality Management Plan (AQMP) was prepared by SCAQMD and adopted in April 2017 to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. As the project is an adaptive reuse of an existing office building, it is not expected to conflict with, or obstruct, the implementation of the AQMP and SCAQMD rules. The project is consistent with current zoning regulations and policies within the City of Los Angeles, allowing for the proposed development on the subject site. The project would also comply with the 2017 Los Angeles Green Building Code (LAGBC), which builds upon and sets higher standards than those in the 2016 California Green Building Standards Code. Additionally, the project's infill location would promote the concentration of development and commercial uses in an urban location with extensive infrastructure and access to public transit facilities, thus reducing the vehicle miles traveled for employees, residents, and visitors. Therefore, project impacts related to air quality will be less than significant.

Furthermore, an Air Quality Technical Report dated August 2021 was prepared by Urban Crossroads, which is included in the subject environmental case file. The study quantifies the estimated daily construction and operational emissions for various pollutants from the project site using CalEEMod simulations. Based on the simulation results, none of the construction and operational emissions are expected to exceed the South Coast Air Quality Management District (SCAQMD) air quality significance thresholds. The study does not recommend any mitigation measures as all construction and operational emissions are expected to be below the thresholds considered by SCAQMD to be significant under CEQA guidelines. Potential impacts related to air quality from the project will therefore be less than significant.

Water Quality. With regard to water quality, a significant impact would occur if the project would: 1) exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB); 2) increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded; or 3) increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. All wastewater from the project would be treated according to requirements of the National Pollutant Discharge Elimination System (NPDES) permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.

Additionally, prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed

project would not result in a significant impact related to water or wastewater infrastructure.

Lastly, development of the proposed project would maintain existing drainage patterns; site generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in a significant impact related to existing storm drain capacities.

(e) The site can be adequately served by all required utilities and public services:

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the area for the past several decades. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any substantial impact on existing utilities and public services.

In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with all City Regulatory Compliance Measures (RCMs) that apply. Therefore, the proposed project can be adequately served by all required utilities and public services.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. Planning staff has determined that none of the exceptions apply to the proposed project, as described below.

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

As the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is non-applicable. The project site is in an urbanized area in the City of Los Angeles. The project site is not located in a particularly sensitive environment and is not located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed project is consistent with the zone and land use as designated by the Central City Community Plan Area. A successive project of the same type and nature would reflect a development that is consistent with the underlying land use designation and the Los Angeles Municipal Code, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact. The project would not result in a cumulatively considerable contribution to any impact. The threshold of significance for a cumulatively considerable contribution to a traffic impact is the same as the threshold of significance for a project impact. Therefore, since the project would not exceed that threshold, it would have neither a project-specific significant impact, nor the potential to result in a cumulatively considerable contribution to a significant traffic impact. The same is true for air quality thresholds of significance; the project does not have the potential to result in a project-specific significant air quality impact, and therefore, does not have the potential to result in a cumulatively considerable contribution to a significant air quality impact.

Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to Air Quality, Construction Noise/Vibrations, Operational Noise/Vibrations, and Transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Additionally, there is insufficient evidence to conclude that significant impacts will occur based on past project approvals or in progress entitlement applications and that the proposed project will have adverse impacts on the cumulative impacts of construction noise and transportation/traffic in this area. Further, there is insufficient evidence to conclude that the proposed project will be under construction at the same time as projects within the vicinity. Thus, this exception does not apply.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The project site is located in an urbanized area within the City of Los Angeles, and consists of commercial uses and operations that are compatible with the surrounding urban development and consistent with the underlying zoning. The project site fronts along Hope Street, a long-established major commercial thoroughfare, containing a variety of commercial and residential uses. In addition, the project site does not demonstrate any unusual circumstances, and the project will not generate any significant impacts regarding traffic, noise, air quality, or water quality. There are no special districts or other known

circumstances that indicate a sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

Based on a review of the California Scenic Highway Mapping System, the subject site is not located along a California State Scenic Highway and will not impact any identified scenic resources, including trees, historic buildings, rock outcroppings, or other similar resources, within a highway officially designated as a State Scenic Highway. Therefore, this exception does not apply.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

Based on a review of the California Department of Toxic Substances Control "Envirostor Database," no known hazardous waste sites are located on the project site. Additionally, there are also no listed hazardous waste sites within the immediate vicinity of the project site. The subject property is currently developed with commercial office uses, which are not expected to utilize hazardous waste or materials that pose significant constraint on the site. It is not located in a Hazardous Waste / Border Zone Property area as designated by the City of Los Angeles.

Carlin conducted methane testing on January 31, 2021, per the Los Angeles Department of Building and Safety (LADBS) code and has deemed the site to be in the Methane Zone with level II design measures needed. On October 19, 2021, Carlin Environmental Consultant confirmed appropriate channels for methane mitigation measures and requirements LADBS. The design measures for this site are per Table 1A on sheet 4 of the LADBS Standard Methane Guidelines. As such, the plans have been submitted to LADBS for review and oversight.

Therefore, this exception for a Class 32 Categorical Exemption does not apply.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. In addition, the project site is not located within a Historic Preservation Overlay Zone and thus not subject to historic preservation review. For these reasons, the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA, therefore, this exception does not apply.

CONCLUSION

The project involves a new eight-story, 106-foot-high limited service hotel inclusive of 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. The ground floor features a lobby/reception area, along with other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby. Additionally, the first floor includes a 528 square-foot commercial retail space along Hope Street. The guest rooms are evenly distributed – 16 rooms per floor – across seven floors. At this time, there is no proposal for a restaurant, bar, on-site food or beverage service, or mini-bars within the guestrooms. New landscaping is proposed along the ground floor and roof deck. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop includes approximately twenty-three (23) King Palms and a variety of shrubs.

The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides 23 vehicle parking spaces- two of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12th Street and twenty-two of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The project is consistent with the surrounding developments and is entirely consistent with the existing General Plan land use designation, zoning requirements of the LAMC. The project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, environmental habitat, noise, air quality, or water quality. The project site is located in an urbanized and long-developed area, and thus will be adequately served by all required public utilities and services.

Furthermore, the project is not in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant impacts that are not already accounted for by the General Plan and future environmental clearances. The project does not present any unusual circumstances that would result in a significant impact on the environment and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project, and as such, the project qualifies for a Class 32 Categorical Exemption.

Letter of Determination



November 17, 2021

Hope Street 1, LLC (A/O)
1434 East Oak Avenue
El Segundo, CA 90245

Dana A. Sayles (R)
three6ixty
11287 West Washington Boulevard
Culver City, CA 90230

Case No.: DIR-2021-3656-SPR
CEQA: ENV-2020-3657-CE
Location: 1130 South Hope Street
Council District: 14- de Leon
Neighborhood Council: Central City
Community Plan Area: Central City
Land Use Designation: High Density Residential
Zone: [Q]R5-4D-O
Legal Description: Lot 6, SUBDIVISION OF BLOCK 79 ORD'S SURVEY

**Last Day to File
an Appeal:** December 02, 2021

DETERMINATION - SITE PLAN REVIEW

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

CONDITIONALLY APPROVE a Site Plan Review for a new 112 guest room hotel with 528 square-feet of ground floor retail uses; and

Adopt the attached findings.

This approval is subject to the following terms and conditions:

Conditions of Approval

Pursuant to Section 16.05 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Use.** The use of the subject site shall be limited to the uses permitted in the underlying zone.
3. **Floor Area.** The total floor area shall be limited to a maximum of 46,741 square feet.
4. **Vehicular Parking.** On-site automobile parking shall be provided in accordance with L.A.M.C. Section 12.21-A, 4 of the Municipal Code prior to the Certificate of Occupancy.
5. **Vehicular Access.** Vehicular Access shall be limited to two (2) existing alleys that can be accessed via Hope Street and 12th Street.
6. **Bicycle Parking.** All bicycle parking shall be provided in conformance with the bicycle parking requirements of L.A.M.C. Sections 12.21-A, 4 and 12.21-A, 16.
7. **Pedestrian Connectivity and Access.** Provide direct and clearly identifiable path of travel for pedestrians from Hope Street using landscaping, special paving, or otherwise well-marked pedestrian walkways to, from and across the site.
8. **Landscaping.**
 - a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
 - b. Planting of any required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining approval from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.
9. **Street Trees.** Install street trees and tree wells as required by Urban Forestry Division.
10. **Street Lights.** Install street lights as required by Bureau of Street Lighting.
11. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
 - a. Trash bins shall be located within a gated, covered, enclosure constructed of materials to match the exterior wall and materials of the building.
 - b. Trash storage bins shall not be placed in or block access to required parking.
12. **Maintenance:**
 - a. The subject property (including all trash storage areas, associate parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

- b. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
 14. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code.
 15. **Materials.** The project's new proposed building facades shall include at least three (3) different high quality exterior building materials to be in substantial compliance with Exhibit A.
 16. **Building Entrances Openings.** Building Entrances and windows shall be provided on the north, east, west, and south building facades, as shown in the Elevations on Exhibit A.
 17. **Rooftop Screening.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.

Administrative Conditions

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
19. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.
20. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
21. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
23. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
24. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building

permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.

25. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission or the Director of Planning, pursuant to Section 12.27. 1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
26. **Expedited Processing Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably

cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, voids its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The project site is a level, rectangular-shaped interior parcel of land consisting of one (1) lot encompassing a total area of approximately 7,829 square-feet (0.18 acres) located on the east side of Hope Street between 11th and 12th Street. The subject site has a street frontage of approximately 50 linear feet along Hope Street, a depth of 156 linear feet, and is bound by two public alleys to the north and east. The project site is currently vacant and is within a highly urban landscape without vegetation and on- and off-site trees.

The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone such as hotels, motels, and other commercial uses, and limits the commercial Floor Area Ratio (F.A.R) of the property to 2:1. The D limitation restricts the overall F.A.R of the Property to 6:1. The proposed uses are uses permitted in the [Q]R5-2D-O Zone.

The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance. The project site is located the Puente Hills Blind Thrust Fault and a Methane Zone. The project does not fall within the Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Flood Zone, Liquefaction Area, Landslide Area, Tsunami Inundation Zone, Hillside Area, or BOE Special Grading Area.

The project involves a new eight-story, 106-foot-high limited service hotel inclusive of 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. The ground floor features a lobby/reception area, along with

other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby. The guest rooms are evenly distributed – 16 rooms per floor – across seven floors. At this time, there is no proposal for a restaurant, bar, on-site food or beverage service, or mini-bars within the guestrooms. Additionally, the first floor includes a 528 square-foot commercial retail space along Hope Street. New landscaping is proposed along the ground floor and roof deck. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop includes approximately twenty-three (23) King Palms and a variety of shrubs.

The property is located within a Los Angeles State Enterprise Zone (ZI-21 29). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides twenty-three (23) vehicle parking spaces – two (2) of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12th Street and twenty-two (22) of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The building features a roof deck with substantial guest amenity spaces, including multiple lounge areas with barbecue and dining spaces, and two exercise areas. The entire roof is designated for passive lounge activity and no rooftop bar/lounge or other food and beverage outlet is proposed. The building's basement level features an additional lounge area and fitness room for exclusive use by hotel guests. The guest rooms average 340 square-feet in size. All rooms feature a private bathroom and wet bar as a convenience to the guests, with a mini-refrigerator, microwave, coffee maker, and other limited-service convenience amenities. No cooktop burners or ovens are proposed. Therefore, the proposed hotel guest rooms do not include kitchens, as defined by LAMC 12.03. All bathroom and plumbing fixtures will be water-conserving fixtures.

The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. Landscaping around the building will include a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use. A loading area is provided at the rear of the property and can be accessed via the abutting alleys to the north and east.

Generally, the surrounding lots are zoned [Q]R5-4D-O and are developed with mixed-use developments. To the north, across the abutting public alley, properties are zoned [Q]R5-4D-O and are developed with a 19-story 236-unit mixed-use development (Luma). Abutting properties to the east, across the public alley, are zoned [Q]R5-4D-O and are developed with a 23-story 311-unit mixed-use development (Evo South). To the west, across Hope Street, properties are zoned [Q]R5-4D-O and are developed with a 31- to 40-story 730-unit mixed-use development (Hope + Flower). Abutting properties to the south, properties are zoned [Q]R5-4D-O and serve as a surface parking lot owned by the Evo Homeowners Association.

General Plan Land Use

The Central City Community Plan Map designates the subject property for High Density Residential land uses, corresponding to the R5 Zone and Height District No. 4. The project site is

zoned [Q]R5-4D-O and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance

Streets

Hope Street, adjoining the subject property to the west, is a designated Avenue II, dedicated to a roadway width of 56 feet and dedicated to a right-of-way width of 86 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Alley, adjoining the subject property to the north is a dedicated 20-foot alley improved with asphalt and concrete gutter.

Alley, adjoining the subject property to the east is a dedicated 20-foot alley improved with asphalt and concrete gutter.

Previous Relevant Cases on the Subject Property:

ZA-2012-3185-VCU-ZV-ZAA-TDR – On November 12, 2013, the Zoning Administrator approved a Conditional Use Permit to allow a hotel within 500 feet of residential uses; a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, basement lounge, roof top deck and within the guest room mini-bars, a variance to allow zero on-site parking spaces in lieu of the four on-site spaces required pursuant to LAMC Section 12.21-A,4(i); a variance to allow no on-site loading areas as otherwise required by LAMC Section 12.21-C,6; a variance to allow a partially unenclosed roof top deck with a bar and pool area on the 9th floor of the building in lieu of the requirement of LAMC Section 12.14-A,1(b)(3) that such an area be within a completely enclosed building; an adjustment to allow a zero-foot front, rear and side yard in lieu of the 15-foot front yard, a 13-foot side yard and 20-foot rear yard otherwise required by LAMC Sections 12.12-C, 1, 2, 3, respectively; and a Floor Area Deviation to allow a Transfer of Floor Area of less than 50,000 square-feet to permit an increase of 13,000 square feet over and above the maximum allowed floor area otherwise permitted on the site, located at 1130 South Hope Street.

Public Correspondence

On September 14, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council (DLANC) voted to support Case No. DIR-2020-3656-DIR.

On August 17, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council Planning and Land Use Committee (PLUC) voted to support Case No. DIR-2020-3656-DIR.

SITE PLAN REVIEW FINDINGS

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review, staff reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

1. The project is in substantial conformance with the purposes, intent and provisions of

the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Central City Community Plan Map designates the subject property for High Density Residential land uses, corresponding to the R5 Zone. The project site is zoned [Q]R5-4D-O and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance

Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Goal 3F: Mixed-use centers that provide jobs, entertainment, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with [Table 3-6]. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

Policy 3.10.4: Provide for the development of public streetscape improvements, where appropriate.

Objective 3.16: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

The project proposes up to a maximum of 112 hotel rooms and 528 square feet of ground-floor commercial space that will result in a favorable mix of uses that serves to create jobs, provide regional and international accommodations, amenities, support services, and businesses along Hope Street. Additionally, the project site is less than 0.25 miles from the existing LA Metro Bus routes 30, 37, 76, 70, 78, and 79. Other public transit services in close proximity include DOT Dash Line 439, 431, and 437. Close proximity to these aforementioned resources and services will contribute to the City's goal to reduce Vehicle Miles Traveled (VMT) and pollution. The project's opportune location will address and support the existing and growing regional and international demand in accessibility to future large-scale events, including the 2026 FIFA World Cup, and the 2028 Olympics, as well as ongoing sporting, entertainment, tourism, and business in general.

The project involves a new eight-story, 106-foot high limited service hotel with 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. New materials will provide greater lighting and visibility for pedestrians and motorists alike, and will support increased commercial activity through new hotel, retail, and dining uses.

Mobility Plan 2035

The Mobility Element guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Mobility Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. The project is subject to the following public right-of-way improvements (Planning Case Referral Form Reference Number 202000192): a 3-foot dedication along Hope Street to provide half right away of 43 feet; the repair of a broken curb

on Hope Street; installation of street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Services; installation of street lights as required by the Bureau of Street Lighting. Adjoining the project site are Hope Street to the west, a designated Avenue II, and an alley to the north and east. The project as designed and conditioned meets the following policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances. In addition, the project will include striped crosswalks throughout the parking lot.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

The project will provide Code-required bicycle parking thereby supporting "first-mile, last-mile solutions," creating the opportunity for workers to access to the project by bicycle and transit.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle facilities.

In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces. Thus, both employees and visitors will have access to bike parking that is conveniently distributed throughout the site.

Central City Community Plan

Adopted in 2003, the purpose of Central City Community Plan is to guide future development of the Community. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible. The project meets the intent of the following goal, objectives and policies of the Central City Community Plan relating to commercial uses:

The Central City Community Plan serves to address a number of issues and opportunities present in the area, and recognizes the importance of retaining a viable and vibrant commercial sector. The proposed hotel with ancillary commercial space is consistent with this zone and land use designation. Additionally, the project is consistent with the following objectives and policies of the Community Plan:

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Policy 2-3.1: Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The project's proposed hotel and commercial retail uses are uses permitted by the project site's [Q]R5-4D-O zoning, as well as, the underlying High Density Residential land use designation. Surrounding properties are developed with similar scale buildings and uses, including hotels and office buildings, restaurants, and retail shops. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing commercial development. In addition, the project will provide additional retail land uses for visitors.

The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. Furthermore, the project's design and proposed uses will enhance light industrial activity, and support job growth.

The project is in substantial conformance with the purposes, intent and provisions of the General Plan and the Central City Community plan and does not conflict with any applicable regulations or standards.

2. **That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

Compatibility with Existing and Future Development

Generally, the surrounding lots are zoned [Q]R5-4D-O and are developed commercial and mixed uses. To the north, across the abutting public alley, properties are zoned [Q]R5-4D-O and are developed with a 19-story 236-unit mixed use development (Luma). Abutting properties to the east, across the public alley, properties are zoned [Q]R5-4D-O and are developed with a 23-story 311-unit mixed use development (Evo South). To the west, across Hope Street, properties are zoned [Q]R5-4D-O and are developed with a 31 to 40-story 730 unit mixed use development (Hope + Flower). Abutting properties to the south are zoned [Q]R5-4D-O and serve as a surface parking lot owned by the Evo Homeowners Association.

The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone, such as hotels, motels, and other commercial uses, and limits the commercial FAR of the property to 2:1. Residential uses are permitted in the R5 zone and does not restrict density for guest rooms. The D limitation restricts the overall FAR of the Property to 6:1 and unlimited height. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project will result in a mixed-use development. The proposed uses are permitted in the [Q]R5-2D-O Zone.

The proposed mixed-use project will improve the visual character of the area. The project will enhance and modernize the vacant lot through the building's exterior facades, including glazing, finishes, colors and lighting that will enhance surrounding development. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. The building's massing, height, bulk and setbacks are currently consistent with surrounding properties. Additionally, the project will provide mechanical screening at the roof of the building.

The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides 23 vehicle parking spaces- two of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12th Street and twenty-two of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The project's proposed hotel and commercial retail uses are uses permitted by the project site's [Q]R5-4D-O zoning, as well as, the underlying High Density Residential land use designation. Surrounding properties are developed with similar uses mixed-use buildings. In addition, the project's proposed design will enhance the visual appearance and appeal of the vacant lot. The project will not only address new employment opportunities, but also provide additional retail shopping, dining and entertainment uses that serve visitors and tourists.

Arrangement of Buildings (Height, Bulk, Setbacks)

As previously stated, the project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone, such as hotels, motels, and other commercial uses, and limits the commercial FAR of the property to 2:1. Residential uses are permitted in the R5 zone, and does not restrict density for guest rooms. The D limitation restricts the overall FAR of the Property to 6:1 and unlimited height. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project will result in a mixed-use development. The proposed uses are uses that are permitted in the [Q]R5-2D-O Zone. The proposed building height is 8-stories high (106') with a total building area of 46,741 square-feet, and a floor area ratio of approximately 6:1.

Parking, Loading Areas, Trash Collection

Currently, the site does not provide any vehicle parking. The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides 23 vehicle parking spaces- two of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12th Street and twenty-two of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16

additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The project will provide a trash enclosure and collection area, as well as the site's loading areas at the rear of the ground floor. Access to the two on-site vehicle parking spaces are also provided through the rear alley and can be accessed by the side and rear alley via Hope Street and 12th Street. Valet for the hotel and commercial uses will be provided along Hope Street. There is no vehicle entrance proposed on Hope Street to prioritize active lobby and retail uses towards the Hope Street Boulevard frontage and streetscape.

In conformance with the L.A.M.C. Section 16.05, all buildings are required to include their own individual on-site trash collection area for both refuse and recyclable materials. Trash storage areas have been conditioned to be enclosed so as to minimize visibility from the public right of way.

Landscaping

The project will contain approximately 1,975 square feet of landscaped area. The property does not contain any protected trees, as defined by the City's Municipal Code, Ordinance No. 177,404. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop will include approximately twenty-three (23) King Palms and a variety of shrubs. The total landscape coverage amounts to approximately twenty-five (25) percent of the total subject property.

Lighting

The project has been conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky. Ground level lighting will activate and enhance the pedestrian environment at night.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The project involves a new eight-story, 106-foot high limited service hotel with 112 guest rooms and 528 square-feet of ground-floor commercial. No residential uses are proposed as part of the project. As a commercial development, the proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G.2. The project's approval however, has been conditioned, requiring that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, include an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

ADDITIONAL MANDATORY FINDINGS

- 4.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, an area of minimal flood hazard.

Authorization - Time Limit and Transferability

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed

Appeal Period - Effective Date

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://cityplanning.lacity.org/>. Planning Department public offices are located at:

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after December 02, 2021 unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.cityplanning.lacity.org.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include

clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1090.18, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

APPROVED BY:



Heather Bleemers
Senior City Planner



Jessica Jimenez
Planning Assistant

REVIEWED BY:



Eric Claros
City Planner

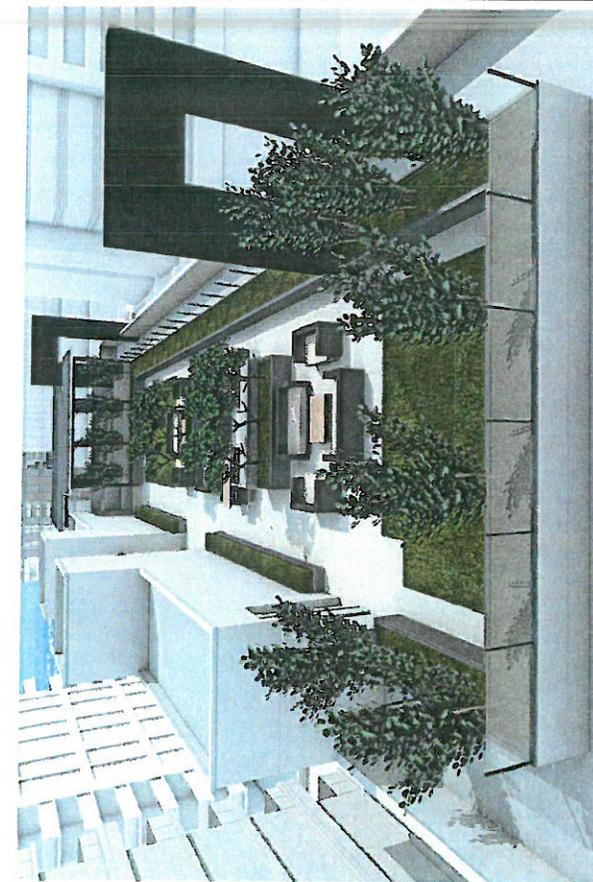
Attachments:

Exhibit A: Architectural Plans and Landscape Plans

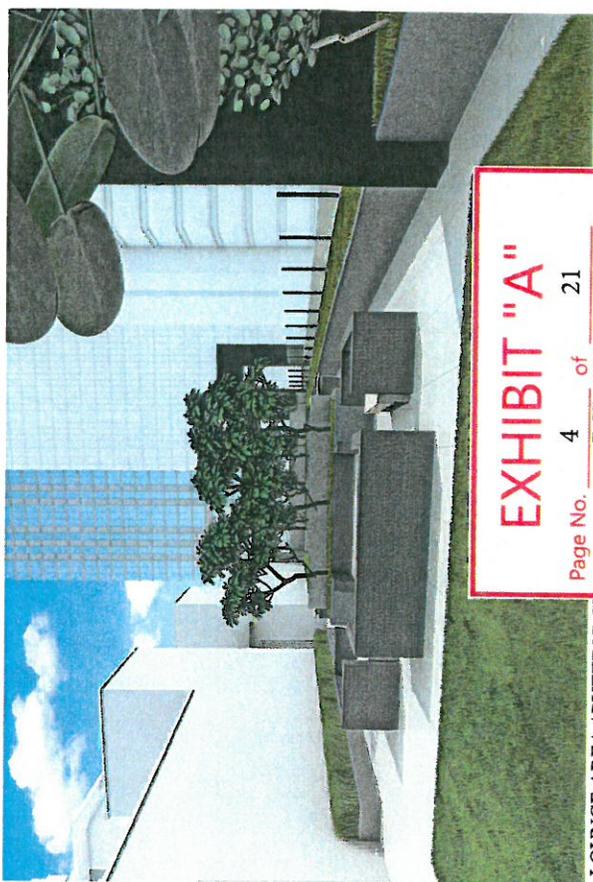
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ROOFTOP OVERVIEW



VIEW LOOKING EAST FROM BUILDING FRONTAGE



LOUNGE AREA / PUTTING GREEN



LOUNGE AREA / ELEV. LOBBY

EXHIBIT "A"
Page No. 4 of 21
Case No. DIR-2020-3656-SPR

ROOF DECK IMAGERY

ARCHITECT:
UCILLA GROUP ARCHITECTURE
2100 South Hope Street, Suite 1000
Los Angeles, CA 90005
TEL: 310.551.1000
WWW.UCILLAGROUP.COM



Project:
HOTEL
1100 South Hope Street
Los Angeles, California 90005

OWNER:
HOPE STREET 1, LLC
104 East Oak Ave.
El Segundo, CA 90005

NO.	DATE	DESCRIPTION
1	11/05/20	Site Review
2	11/10/20	Final Design
3	11/15/20	Final Design
4	11/20/20	Final Design
5	11/25/20	Final Design
6	12/01/20	Final Design
7	12/05/20	Final Design
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13	1/05/21	Final Design
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99	3/15/22	Final Design
100	3/20/22	Final Design

Project Number:
BCA No. 19036

Sheet Title:
ROOF DECK IMAGERY

Sheet No.:
CS-2.1

Scale: 1/8" = 1'-0"

ARCHITECT:
**BUCILLA
 ROUP
 ARCHITECTURE**
 1100 South Hope Street
 Los Angeles, California 90065
 TEL: 310.407.1833 FAX: 310.407.1834
 WWW: WWW.BUCILLARROUP.COM
 PROJECT NO. 2020-3656-SPR
 SHEET NO. 5 OF 21
 DATE: 08/15/21



Project:

HOTEL
 1100 South Hope Street
 Los Angeles, California 90065

OWNER
HOPE STREET 1, LLC
 1434 East Oak Ave.
 El Segundo, CA 90245

NO.	DATE	DESCRIPTION
1	08/15/21	ISSUED FOR PERMITS
2	08/15/21	REVISIONS (SEE REVISIONS SHEET)
3	08/15/21	ISSUED FOR PERMITS
4	08/15/21	REVISIONS (SEE REVISIONS SHEET)
5	08/15/21	ISSUED FOR PERMITS
6	08/15/21	REVISIONS (SEE REVISIONS SHEET)
7	08/15/21	ISSUED FOR PERMITS
8	08/15/21	REVISIONS (SEE REVISIONS SHEET)
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12	08/15/21	REVISIONS (SEE REVISIONS SHEET)
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24	08/15/21	REVISIONS (SEE REVISIONS SHEET)
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26	08/15/21	REVISIONS (SEE REVISIONS SHEET)
27	08/15/21	ISSUED FOR PERMITS
28	08/15/21	REVISIONS (SEE REVISIONS SHEET)
29	08/15/21	ISSUED FOR PERMITS
30	08/15/21	REVISIONS (SEE REVISIONS SHEET)

Project Number:
BCA No. 19036

Sheet Title:
SITE / VICINITY MAP WITH GROUND FLOOR

Scale: 1/16" = 1'-0"
 SEE SP-1.1 FOR SITE PLAN

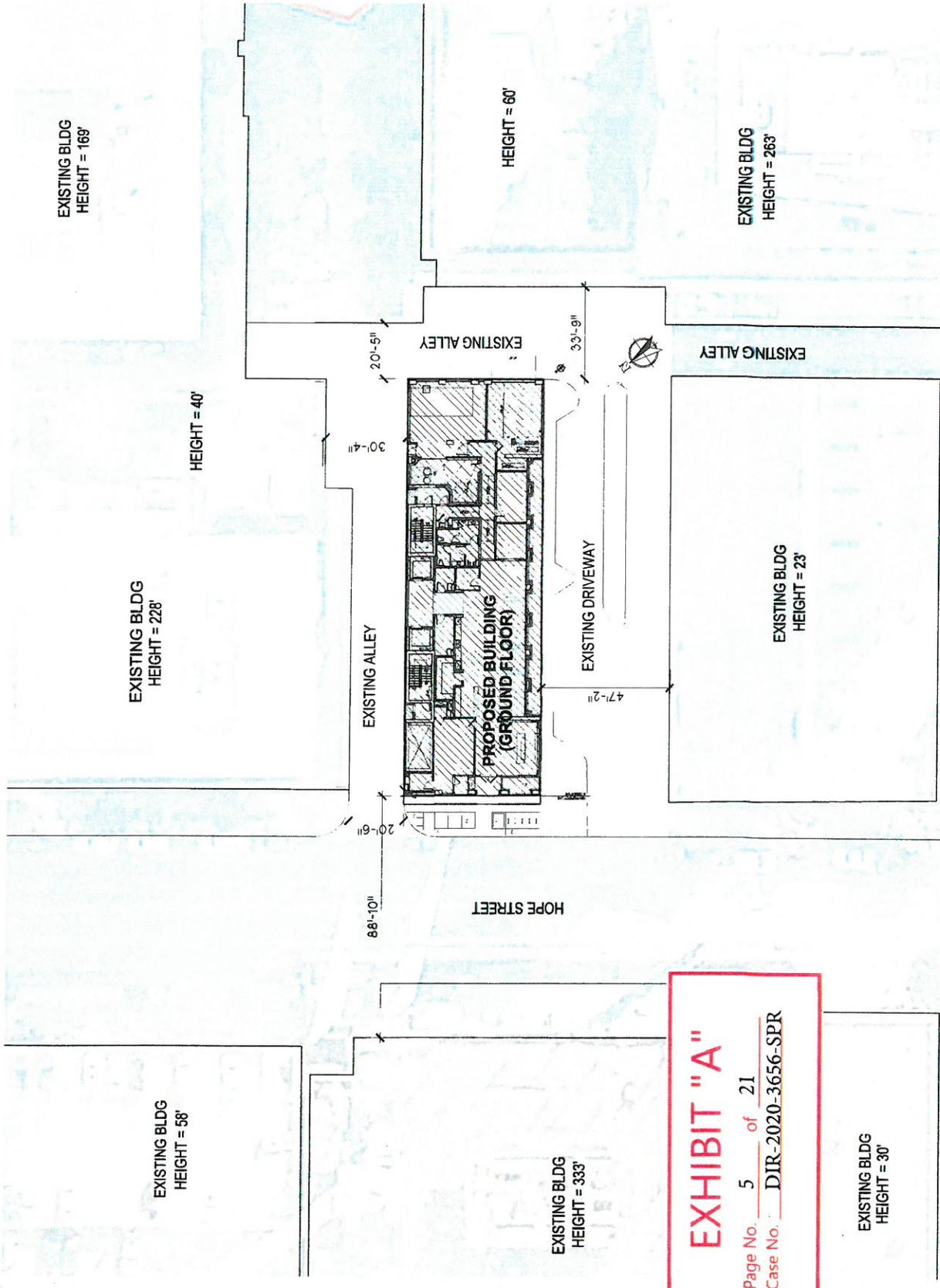
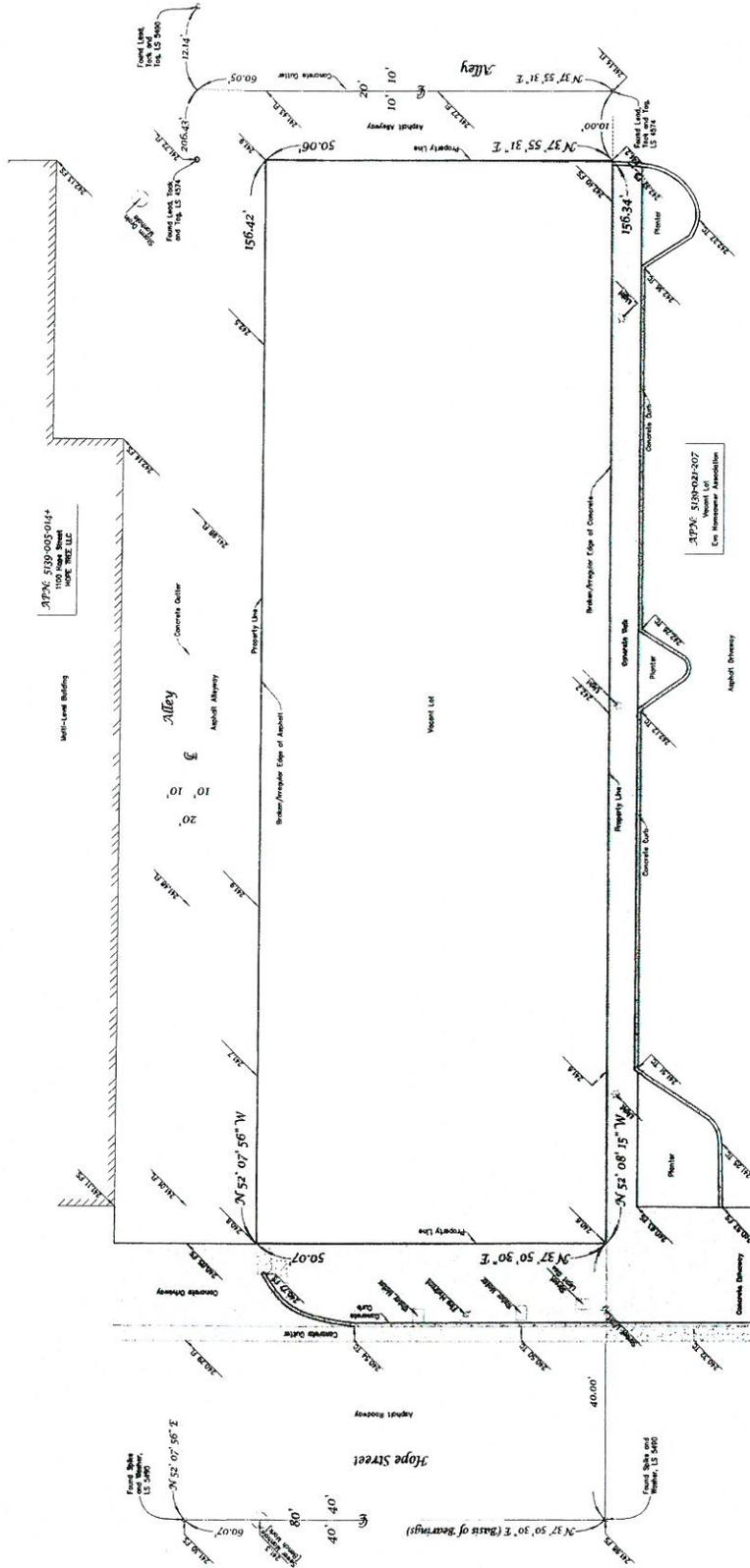


EXHIBIT "A"
 Page No. 5 of 21
 Case No. DIR-2020-3656-SPR

24 x 36

A.L.T.A./NSPS Land Title/Architectural Survey

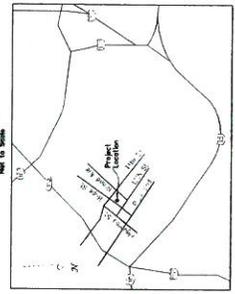


LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 6 IN BLOCK 39 OF OWB'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 90 OF THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APR 5133-021-054
 THE TITLE REPORT DATED OCTOBER 2, 2010 BY CHICAGO TITLE COMPANY, ORDER NO. 0012408-994-173-4, WAS USED AND IS A PART OF THIS SURVEY.
 TITLE REPORT:
 SITE ADDRESS:
 AREA:
 BOUNDARY:
 BEARS OF BOUNDS:
 FLOOD ZONE:

7,429 SQUARE FEET, 0.16 ACRES
 THE PROPERTY LINES SHOWN HEREON ARE RECORD FOR THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED, THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER IANUS CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.
 THE BEARING OF NORTH 27° 30' 30" EAST WAS USED ON THE CENTERLINE OF SOUTH HOME STREET PER OWB'S SURVEY BOOK 31 PAGE 90, AS SHOWN HEREON.
 THE BEARING OF NORTH 27° 30' 30" EAST WAS USED ON FLOOD ZONE BOUNDARY MAP DATED SEPTEMBER 28, 2006, COUNTY PANEL NO. 000370-1059-F; THIS PROPERTY IS NOT IN A SPECIAL FLOOD ZONE.

AS BARED HEREIN IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL, THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 2011 STANDARD DETAIL MAP WAS COMPLETED ON NOVEMBER 12, 2020.



Plan Prepared For: **EPPOO Hope, LLC**
 1434 E. Oak Avenue
 El Segundo, CA 90245

Plan Prepared By: **M & M & Co.**
 26074 Avenue 264 Suite 112
 Santa Clarita, CA 91355
 (818) 801-9100
 Gregory M. Amey 110, L.S. 8771

A.L.T.A. SURVEY
 SP-1-0

EXHIBIT "A"
 Page No. 6 of 21
 Case No. DIR-2020-3656-SPR



Project:

HOTEL
 1100 South Hope Street
 Los Angeles, California 90015

Contractor:
HOPE STREET 1, LLC
 104 East Oak Ave.
 B, San Marino, CA 91066

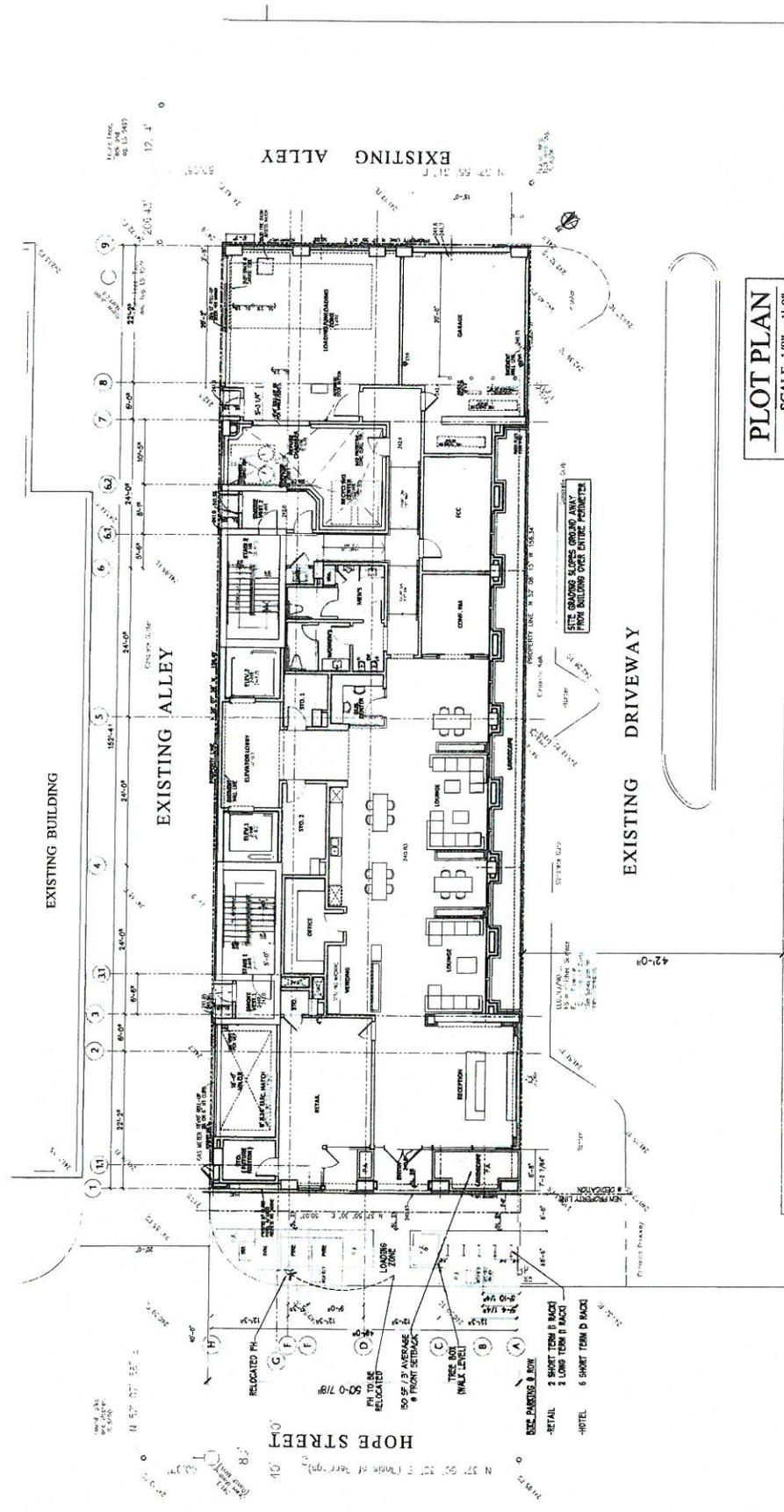
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99	05/10/21	Final Schematic
100	05/10/21	Final Schematic

Project Number:
BCA No. 19036

Sheet Title:
PLOT PLAN

Sheet No.:
SP-1.1

Scale:
1/8" = 1'-0"



PLOT PLAN
 SCALE: 1/8" = 1'-0"

PLOT PLAN SUMMARY

Category	Item	Quantity	Notes
Auto Parking	Retail - 200 sq ft	0	
	Hotel - 1,200 sq ft	112	
	Office - 2,000 sq ft	0	
	Restaurant - 1,000 sq ft	0	
Bike Parking	Short Term - 2 Bikes	0	
	Long Term - 100 Bikes	0	
	Hotel - 100 Bikes	0	
	Office - 100 Bikes	0	
Landscape	Planting - 100 Plants	0	
	Lighting - 100 Lights	0	
	Water - 100 Gallons	0	
	Soil - 100 Cubic Yards	0	

EXHIBIT "A"
 Page No. **7** of **21**
 Case No. **DIR-2020-3656-SPR**

ANS.



NO.	DATE	DESCRIPTION
1	08/15/18	ISSUED FOR PERMITS
2	08/15/18	ISSUED FOR PERMITS
3	08/15/18	ISSUED FOR PERMITS
4	08/15/18	ISSUED FOR PERMITS
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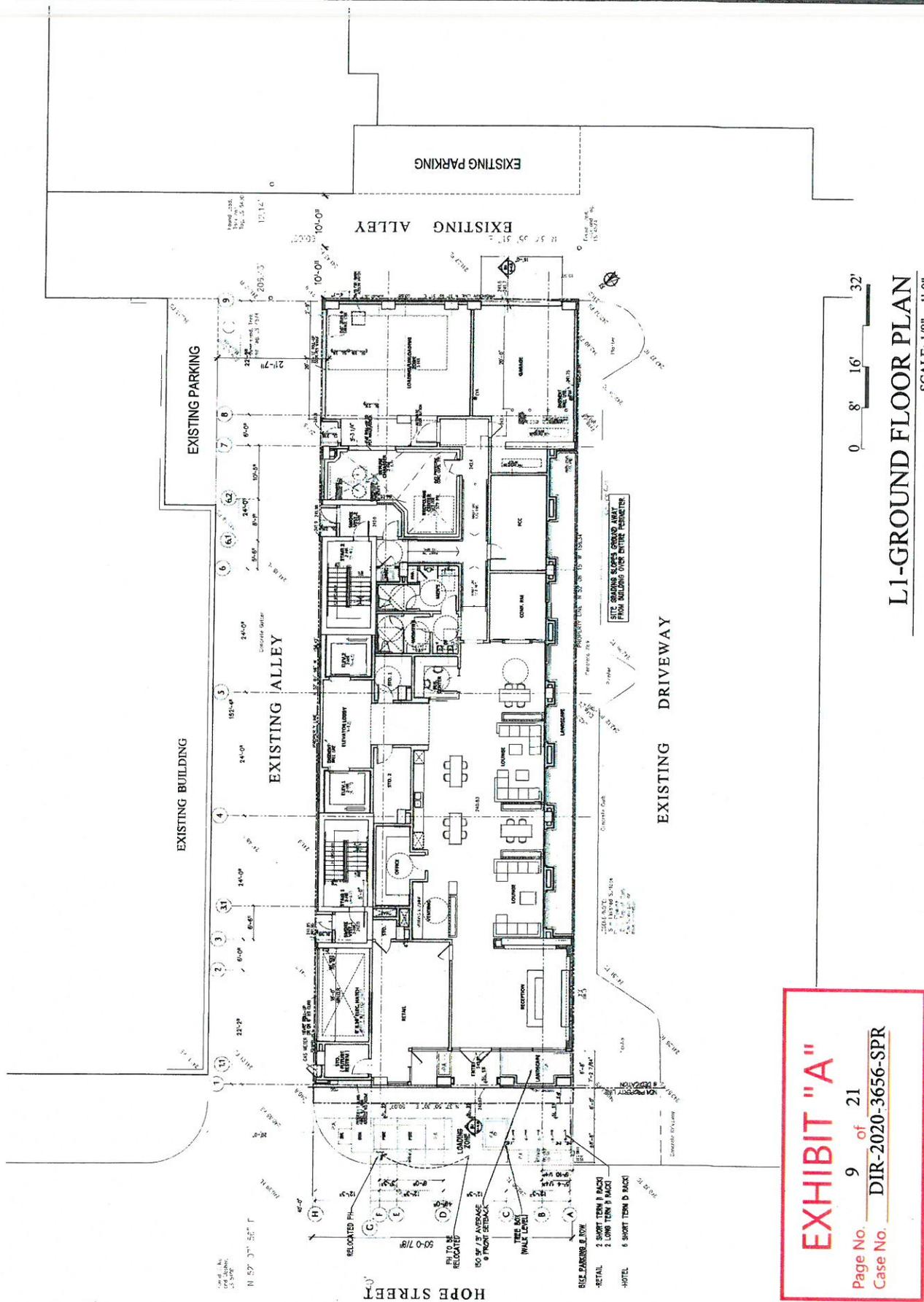


EXHIBIT "A"

Page No. **9** of **21**

Case No. **DIR-2020-3656-SPR**

24 x 36



Project:
HOTEL
 1100 South Hope Street
 Los Angeles, California 90015

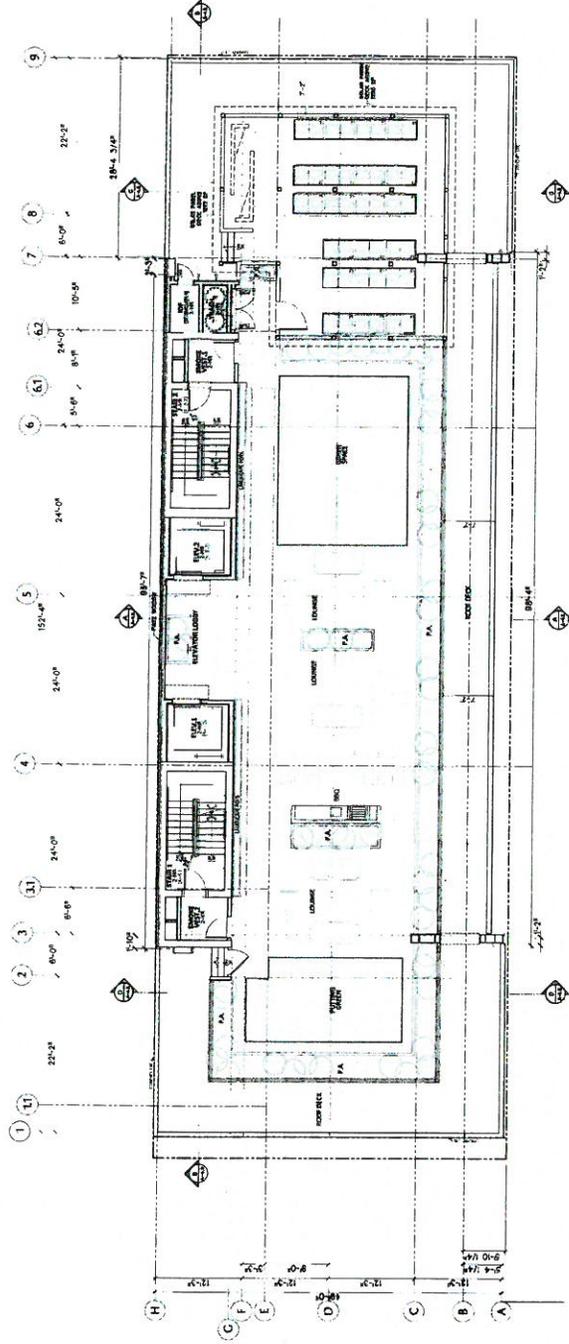
OWNER:
HOPE STREET 1, LLC
 1104 East Oak Ave.
 B, Sepulveda, CA 90045

NO.	DATE	DESCRIPTION
1	08/20/21	Initial Issue
2	08/20/21	Revised
3	08/20/21	Revised
4	08/20/21	Revised
5	08/20/21	Revised
6	08/20/21	Revised
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48	08/20/21	Revised
49	08/20/21	Revised
50	08/20/21	Revised

Project Number:
BCA No. 19036

Sheet Title:
L9 - ROOF DECK LEVEL

Sheet No.:
A-5.0



L9 - ROOF DECK LEVEL
 SCALE: 1/8" = 1'-0"

EXHIBIT "A"
 Page No. 13 of 21
 Case No. DIR-2020-3656-SPR

24x36

ARCHITECT:
UCILLA GROUP ARCHITECTURE
 ARCHITECTS PLANNERS ENGINEERS
 18752 New Avenue Blvd., Suite 200, Irvine, CA 92614
 TEL: 949.451.1000 FAX: 949.451.1001
 WWW: www.UcillaGroup.com



Project:
HOTEL
 1100 South Hope Street
 Los Angeles, California 90005

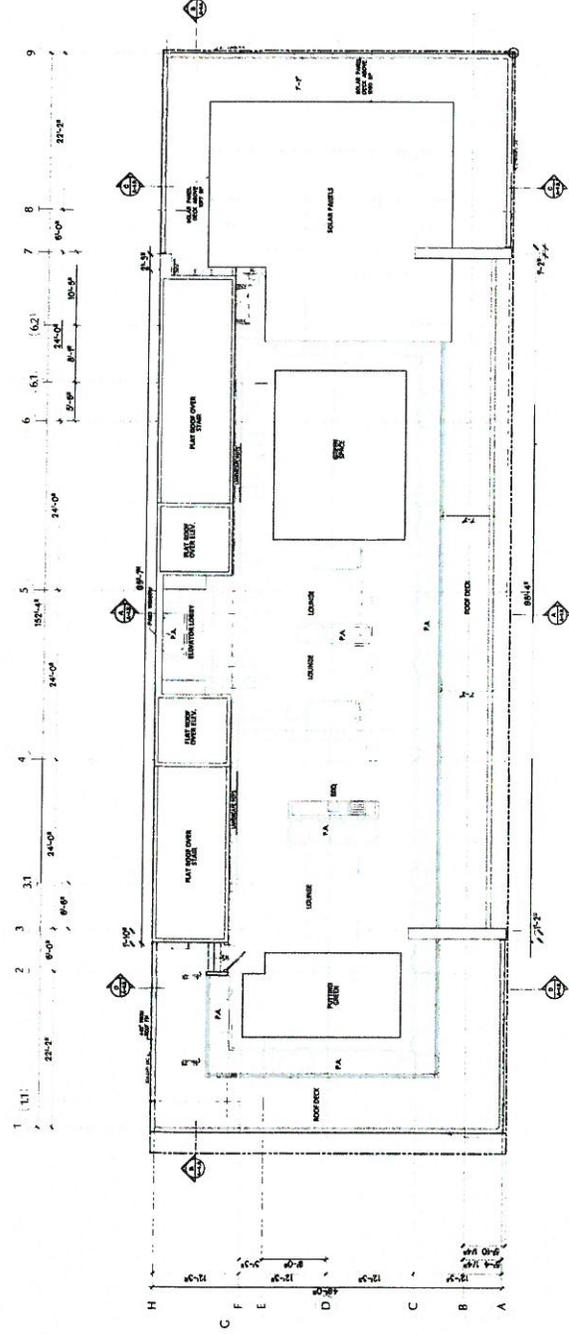
OWNER:
HOPE STREET 1, LLC
 1834 East Oak Ave.,
 El Segundo, CA 90005

NO.	DATE	DESCRIPTION
01	08/15/21	REVISED SITE BOUNDARY
02	08/15/21	REVISED SITE BOUNDARY
03	08/15/21	REVISED SITE BOUNDARY
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19	08/15/21	REVISED SITE BOUNDARY
20	08/15/21	REVISED SITE BOUNDARY

Project Number:
BCA No. 19036

Sheet Title:
L10 - ROOF PLAN

Sheet No.:
A-5.1



L10 - ROOF PLAN
 SCALE: 1/8" = 1'-0"

EXHIBIT "A"
 Page No. 14 of 21
 Case No. DIR-2020-3656-SPR

DATE SUBMITTED: 08/15/21



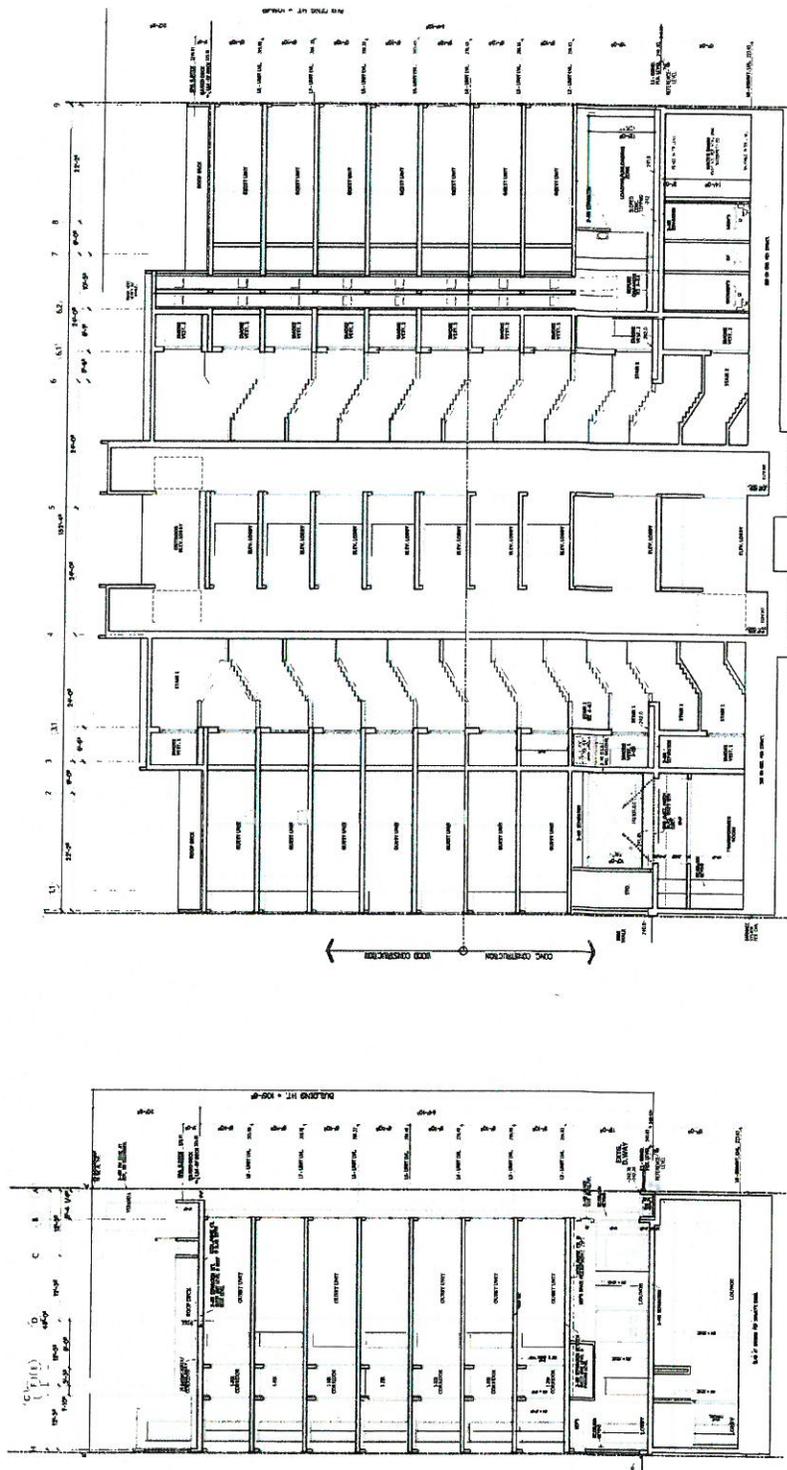
Project:
HOTEL
 1100 South Hope Street
 Los Angeles, California 90015
 OWNER:
HOPE STREET 1, LLC
 184 San Oak Ave,
 B, Laguna, CA 90305

NO.	DATE	DESCRIPTION
1	05/20/21	ISSUED FOR PERMIT
2	05/20/21	ISSUED FOR PERMIT
3	05/20/21	ISSUED FOR PERMIT
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49	05/20/21	ISSUED FOR PERMIT
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Project Number:
BCA No. 19036
 Sheet Title:
SECTION A - A
SECTION B - B

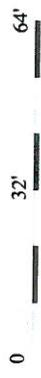
Sheet No.:
7.0

EXHIBIT "A"
 Page No. 15 of 21
 Case No. DIR-2020-3656-SPR



SECTION B - B
 SCALE: 3/32" = 1'-0"

SECTION A - A
 SCALE: 3/32" = 1'-0"





Project:
HOTEL
 1100 South Hope Street
 Los Angeles, California 90015

OWNER:
HOPE STREET 1, LLC
 154 East Oak Ave.,
 B. Pasadena, CA 90045

NO	DATE	DESCRIPTION
1	08/20/20	Initial Design
2	09/02/20	Revised Design
3	09/02/20	Revised Design
4	09/02/20	Revised Design
5	09/02/20	Revised Design
6	09/02/20	Revised Design
7	09/02/20	Revised Design
8	09/02/20	Revised Design
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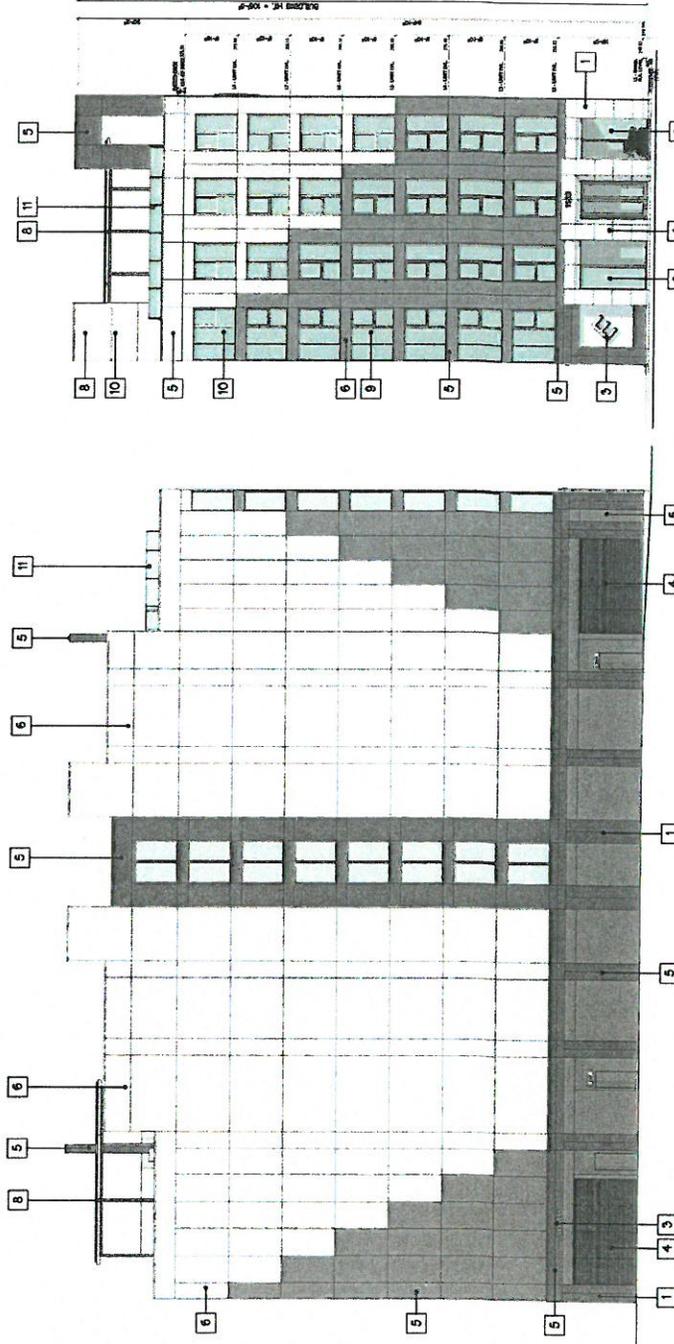
Project Number:
BCA No. 19036

Sheet Title:
**WEST SIDE ELEV.
 FRONT ELEV.**

Sheet No.:
8.1

BUILDING COLOR AND MATERIAL SUMMARY			
No.	Arch Element / Location	Specification / Color	Glazing
1	Facade Entry / Bldg base L1	Panel / Stone	
2	Store Front / frontage & side	Aluminum / Dark Bronze	PPGStar II 4
3	Signage	Gloss Panel / Aluminum Letter	
4	Roll up Doors	Ribbed Metal / Med Grey	
5	Panel / L2 - Rooftop	Trepsa Panel / Black	
6	Panel / L2 - Rooftop	Trepsa Panel / White	
7	Panel / L2 - Rooftop	Trepsa Panel / Grey	
8	Posts / Solar frame	Metal / Dark Bronze	
9	Windows / L1 - L8	Aluminum / Dark Bronze	PPGStar II 2
10	Windows / L2 - L8	Aluminum / Dark Bronze	PPG - Firm 3
11	Glass Panel / inserted into u-shaped railing channel	Aluminum / Dark Bronze	PPGStar II 2
12	Raised Pavens / Rooftop	Stone / Travertine Grey	

EXHIBIT "A"
 Page No. 16 of 21
 Case No. DIR-2020-3656-SPR



NORTH ELEVATION (LEFT SIDE)
 SCALE: 3/32" = 1'-0"

WEST ELEVATION (FRONT)
 SCALE: 3/32" = 1'-0"





Project:
HOTEL
 100 South Hope Street
 Los Angeles, California 90015

OWNER:
HOPE STREET 1, LLC
 104 East Oak Ave,
 El Segundo, CA 90005

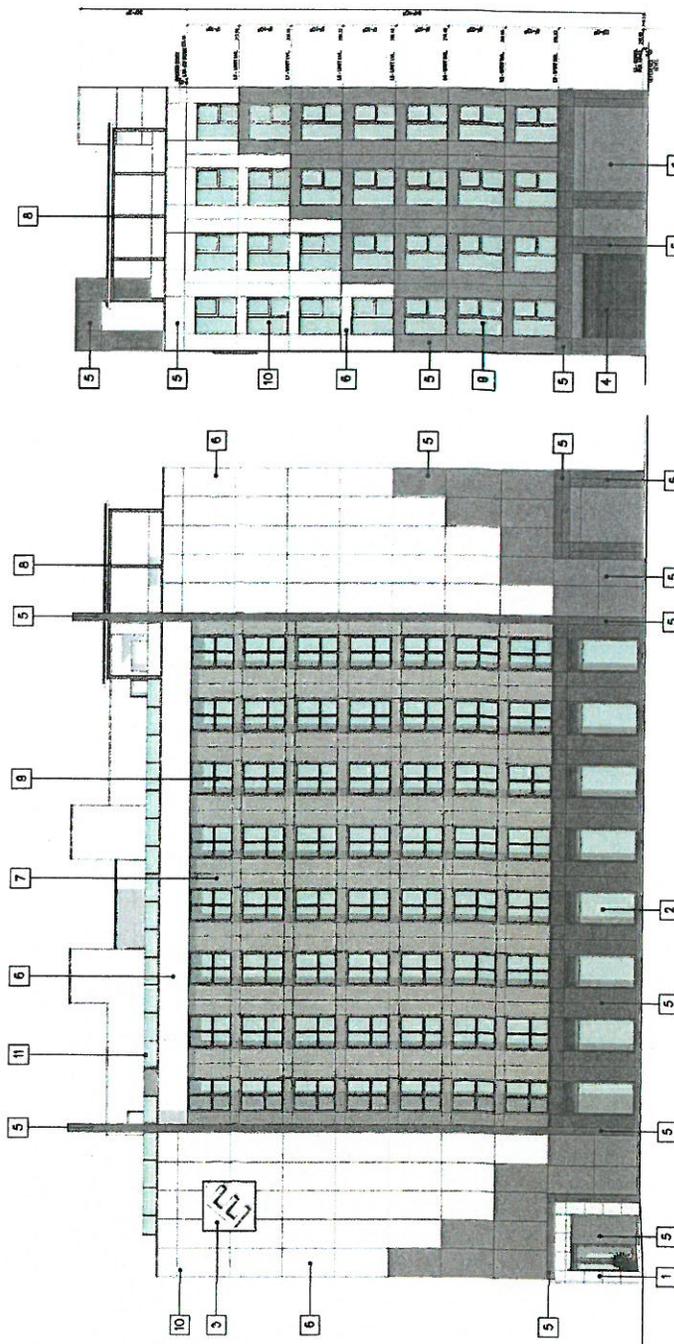
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3	12/15/2019	SCHEMATIC DEVELOPMENT
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5	02/15/2020	SCHEMATIC DEVELOPMENT
6	03/15/2020	SCHEMATIC DEVELOPMENT
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98	11/15/2027	SCHEMATIC DEVELOPMENT
99	12/15/2027	SCHEMATIC DEVELOPMENT
100	01/15/2028	SCHEMATIC DEVELOPMENT

Project Number:
BCA No. 19036
 Sheet Title:
**RIGHT SIDE ELEV.
 REAR ELEV.**

Sheet No.:
8.2

BUILDING COLOR AND MATERIAL SUMMARY			
No.	Arch Element / Location	Specification / Color	Glazing
1	Facade Entry / Bigg base LI	Panel / Stone	
2	Store Front / frontage & side	Aluminum / Dark Bronze	PPG Stone 1 & 4
3	Signage	Gloss Panel / Aluminum Letter	
4	Roll up Doors	Ribbed Metal / Med Grey	
5	Panel / L2 - Rooftop	Trespa Panel / Black	
6	Panel / L2 - Rooftop	Trespa Panel / White	
7	Panel / L2 - Rooftop	Trespa Panel / Grey	
8	Posts / Solar frame	Metal / Dark Bronze	
9	Windows / L1 - LR	Aluminum / Dark Bronze	PPG Stone 1 & 2
10	Windows / L2 - LR	Aluminum / Dark Bronze	PPG - Fire 3
11	Glass Panel / inserted into u-shaped/railing channel	Aluminum / Dark Bronze	PPG Stone 1 & 2
12	Raised Pavers / Rooftop	Stone / Travertine Grey	

EXHIBIT "A"
 Page No. 17 of 21
 Case No. DIR-2020-3656-SPR



SOUTH ELEVATION (RIGHT SIDE)
 SCALE: 3/32" = 1'-0"
 0 32' 64'

EAST ELEVATION (REAR)
 SCALE: 3/32" = 1'-0"
 0 32' 64'

ARCHITECT:
UCILLA GROUP ARCHITECTURE
 Architecture • Planning • Interiors
 1828 Ave of the Stars, Suite 200, Los Angeles, CA 90041
 TEL: 310.561.1800 FAX: 310.561.1800
 WWW.UCILLAGROUP.COM

STAMP
 ATTENT TO ARCHITECTURAL ONLY
 Project:

HOTEL
 1830 South Hope Street
 Los Angeles, California 90005

OWNER:
HOPE STREET 1, LLC
 1434 East Oak Ave,
 El Segundo, CA 90245

NO.	DATE	DESCRIPTION
1	07/19/21	ISSUED FOR PERMITTING
2	08/03/21	ISSUED FOR PERMITTING
3	08/03/21	ISSUED FOR PERMITTING
4	08/03/21	ISSUED FOR PERMITTING
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61	08/03/21	ISSUED FOR PERMITTING
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98	08/03/21	ISSUED FOR PERMITTING
99	08/03/21	ISSUED FOR PERMITTING
100	08/03/21	ISSUED FOR PERMITTING

Project Number:
BCA No. 19036

Sheet Title:
L-1 CONCRETE LANDSCAPE PLAN

Sheet No.:
L-1

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'

SPR SUBMITTAL 05/05/2021



GENERAL NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
2. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
3. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
4. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
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8. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
9. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.
10. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF COMMENCEMENT OF CONSTRUCTION.

WATER CONSERVATION STATEMENT:

ALL CONSTRUCTION SHALL BE DESIGNED, PLANNED, AND INSTALLED ACCORDING TO THE WATER CONSERVATION ORDINANCE EFFECTIVE FEBRUARY 1, 2010.

EXHIBIT "A"

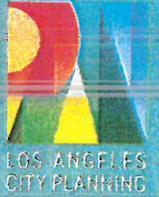
Page No. 19 of 21

Case No. DIR-2020-3656-SPR

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. **Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment.** On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

Notice of Exemption Form

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2020-3656-SPR / Site Plan Review

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-3657-CE

PROJECT TITLE
Hope Street Hotel

COUNCIL DISTRICT
14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1130 South Hope Street

Map attached.

PROJECT DESCRIPTION:
The project proposes a Site Plan Review for the construction, use, and maintenance of a new 112 guest room hotel with 528 square-feet of ground floor area for retail space.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Hope Street 1, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Dana A. Sayles

(AREA CODE) TELEPHONE NUMBER | EXT.
310-204-3500 x301

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Jessica Jimenez *Jessica C. Jimenez*

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Site Plan Review

FEE: RECEIPT NO. REC'D. BY (DCP DSC STAFF NAME)

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



1130 South Hope Street

1 message

steve saffold <stevesaffold@gmail.com>
To: apccentral@lacity.org

Mon, Feb 28, 2022 at 10:08 PM

Hello,

My name is Steve Saffold. I'm a real estate broker and my practice is focused on working on high-density housing and commercial projects.

I'm writing to share with you my opinion about the proposed hotel project at [1130 South Hope Street](#). When I found out that this project was being fought and appealed by the HOA of the adjacent condo building, right away it seemed dubious. A reading of the rationale for the appeal confirmed my suspicion. In my view, none of the points in the appeal reveal that the developer has done anything wrong or violated the general plan or zoning in any way. In fact, from what I have seen the developer has handled this game with admirable patience and openness. Even though it was not necessary, they have scaled down the height of the project, as well as the on-site parking. Again, nothing in the original development proposal, nor the current one, ever was in violation of the site's general plan or zoning.

Separately, the development would be an attractive addition to the block and neighborhood, and would enhance the commerce and safety of the area. This is the type of project the general plan and zoning envisions.

To uphold this opportunistic appeal and to kill this project would be untenable, and a stunning and unjust outcome.

Thank you for reading my note.

Respectfully yours,

Steve Saffold

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Steve Saffold
510-282-9169