

1130 S. Hope – Opposition Talking Points

The following are topics/comments related to the proposed hotel project at 1130 S. Hope Street.

The City is unlikely to overturn the approval of a small hotel on this site, which is near mass transit and the convention center/Crypto.com arena. However, they may agree to add conditions of approval that would lessen the impact to the immediate neighbors.

The Project's representative presented several voluntary conditions to the Downtown Los Angeles Neighborhood Council and the Downtown BID that she said would be incorporated into the Project's design and entitlement approval, and the groups relied on this when submitting their support letters. However, none of these voluntary conditions were included in the conditions of approval for the Site Plan Review.

In addition, the conditions of approval do not restrict the building envelope to the design provided in the project drawings. The conditions of approval should require the building envelope to maintain these limits, or the applicant can redesign the building during the building permitting stage.

1. Rooftop

The Hotel rooftop is located directly across the alley from residence windows at both Luma and Evo, and many look down on the rooftop. Therefore, any noise or light on the roof, especially in the evenings, should be limited because it would impact the neighbors that surround it on two sides. Although both Luma and Evo have pools and rooftop use, these are monitored by the HOAs that make sure they are quiet and do not disturb the owners in the complex. It is unlikely that a hotel guest who is only there temporarily would have the same consideration unless it is required by the hotel. Therefore, the following conditions should be imposed.

(a) **Use.** The hotel rooftop should only be used for quiet passive use. There should be no third party events (such as a private party, wedding or fitness class), and no sale or providing of alcohol for consumption on the roof. The hotel rooftop is only for hotel patrons and their guests. There should be a hotel employee on the roof or regularly monitoring the roof to ensure quiet when guests are present.

(b) **Hours of Use.** The hotel rooftop should be accessible only Monday – Friday from 8am – 10pm, and on the Friday/Saturday from 8am – 11pm.

(c) **Design.** The rooftop area that is accessible to guests should be designed to be fully enclosed by the elevator/stair, mechanical rooms, and foliage on all sides to reduce the noise and visibility into the surrounding residential units to maintain as much privacy as possible. There shall be a minimum 6 foot wall enclosing the roof on all sides.

(d) **Light.** There shall be no use of strobe lights or any lights that shine into residential windows from the hotel rooftop at any time.

(e) **Mechanical Rooms.** All mechanical equipment on the roof shall be fully enclosed in a mechanical room. The mechanical equipment shall be fully insulated so that it is not audible

outside of the hotel property boundary, including in any of the surrounding residential units. There shall be no vents or exhaust facing any of the residential units across the alley for any mechanical equipment in the hotel.

2. **Valet/Drop Off.** The frontage of the building is very narrow (50') and so does not provide a significant waiting or drop off area or room for cars to queue. Therefore, the hotel staff must manage the drop off area to ensure that any cars or rideshare vehicles do not block the alley to the north or the Evo driveway to the south. The Evo driveway is the sole means of access to the Evo parking garage and is heavily used, and therefore cannot be blocked, even temporarily. The following conditions are required:

(a) **Valet.** The hotel shall provide a valet 24-hours a day when guests are dropping off or being picked up to manage the queue of guests and rideshare drivers.

(b) **Signage.** The hotel shall have clear signage that no drivers shall park to block the alley or the Evo driveway at any time, even temporarily.

(c) **Striping.** The applicant shall coordinate with DOT and BOE to provide striping on Hope Street in front of the Evo driveway to state that it should remain clear.

(d) **TDM.** The applicant shall prepare a TDM plan that includes information regarding valet and accessing the off-site lot for guests.

(e) **Metro passes.** The hotel shall provide metro passes and bicycles/scooters to encourage alternative modes of transportation.

3. **Parking.** Condition No. 4 of the approval states that the project parking will be on-site, but the parking description states that there are 2 on-site parking spaces, 22 parking spaces within 750 feet, and 4 spaces replaced with 16 bicycle spaces. The approval should clarify that only two parking spaces are on site, and that the remaining parking spaces will be off-site. In the event that additional parking is placed on site in the final design, this should not increase the height of the building by adding a parking level.

4. **Community Benefits.** The project provides no community benefits, and only provides a 528 square foot retail space that the applicant's representative stated would be for hotel guest amenities. The hotel should provide a use for the retail that benefits the community, such as a coffee shop or area where residents can lounge and enjoy it.

5. **Alley.** The alley serves as an entrance to the parking garages of Luma and Evo, and is also heavily used by moving trucks and delivery trucks for the residents of the Luma and Evo buildings. The hotel project locates the loading dock at the rear of the building, across from Luma parking spaces and entrance to the Luma parking garage. The use of the loading dock by delivery trucks shall not be permitted to block any use of the Luma parking spaces or parking garage entrance at any time.

6. **Employees.** The applicant's representative stated that the hotel is a low-service hotel with few employees. This is of specific concern in the South Park neighborhood where other hotel and short term stay units were the site of drug sales and parties. The hotel shall be required to maintain

a security guard 24 hours per day to maintain safety for hotel guests and nearby residents. In addition, at least one other employee shall be on site at all times to respond to guest calls, neighbor calls, and to monitor the drop off and valet at the front. During the day, the hotel shall have sufficient employees at peak hours to check in guests and respond to guest calls while maintaining a valet to monitor the car queue at all times. The condition of approval should require at least a security guard and valet/employee at all times.

7. **Noise.** Hotels are much more likely to have loud parties and guests that do not consider their residential neighbors. The hotel should have policies to limit guest noise, especially not permitting loud parties in the rooms or on the roof, and requiring guests to be quiet while waiting for rideshare or entering the building at night. There should be no noise audible from the hotel at any time in the residential units of Luma and Evo.

8. **Light.** All lights on the project, including any signage, shall be shielded and shall not shine any light into the neighboring residences. There shall be no digital signage or neon signage on the project.

9. **Design.** The Project shall include four facades that are designed with varying materials, color, textures and articulation and that have design interest. The Project shall not include any flat façades without architectural interest that will cause noise to reverberate, especially adjacent to the alley and facing residential units. The conditions of approval should also limit the building to the design shown in Exhibit A of the approval, including "A maximum height of eight stories and 106 feet in height, and a total floor area of 46,741 square feet, and a maximum FAR of 6:1 with a maximum 112 hotel guest rooms." If the project is revised in the future, a new Site Plan Review should be required. The conditions of approval must require substantial compliance with the drawings attached as Exhibit A.

10. **Use/Density.** The conditions of approval state that the project allows any use permitted in the zone. However, this does not provide a finite project description as required under CEQA. Therefore, the use must be identified as a hotel use only, and any change would require modification of the Site Plan Review approval. The hotel includes 112 guest rooms, however, the prior approval only permitted 44 guest rooms. The small site would better accommodate less guest rooms, even if the zoning does not limit the guest room density.

11. **Setback.** The Evo HOA owns the empty lot to the south of the 1130 Hope property, which is used as the driveway entrance to the Evo parking garage. Evo intends to develop the property in the future, and can build commercial building with no lot line setbacks. The hotel design includes only a 5' setback from the south property line for all hotel rooms facing this direction. When Evo completes their project, the hotel rooms will be looking at a wall only five feet away. The conditions of approval should either require a greater setback or confirm that the applicant understands these rooms will be blocked because they face a side lot line.

12. **24-hour Neighbor Access.** The hotel manager shall provide a contact number so that the residents can contact the manager directly 24-hours a day in case of any issues.

13. **Construction.** The Project will cause significant disturbance to the neighboring residential units, especially for those that work at home and have children at home during the day. The

conditions of approval do not have any specific analysis or conditions for the construction period. In addition to complying with the City's standard construction requirements, the following construction conditions should be included:

(a) **Noise.** The applicant provided a noise study that identified quieter construction equipment and claimed it would not exceed noise thresholds or cause a noise impact. The construction equipment used in the construction of the project must be limited to the specified equipment identified in the study and limited to the maximum sound levels stated in the study. All equipment shall be insulated to the greatest extent possible. All equipment shall be located as far from Evo and Luma's residential units as possible. The contractor shall install a minimum 15 foot fence with insulation material to reduce the construction noise heard in the alley to the greatest extent possible.

(b) **Dust.** The contractor shall fully cover and/or water all hauling trucks, even when on site, to avoid dirt and dust in the alley where Luma and Evo residents frequently drive, walk and bicycle.

(c) **Hours.** The hours of construction shall be limited to 8am to 4pm. Monday through Friday. There shall be no construction work on the weekends or holidays. Any loud construction equipment that may exceed the City's Noise Ordinance thresholds shall be limited to 10am to 2pm daily (during school hours).

(d) **Alley.** The construction work and equipment shall not block any part of the alley at any time. There are parking and loading spaces adjacent to the alley that are part of the property of Luma or Evo, and the construction equipment shall never use these areas. The construction and loading equipment shall not block the entrance to the alley on Hope Street or the Evo driveway on Hope Street at any time. Any crane or large equipment not stored on site shall be located on Hope Street in front of the 1130 Hope property, and shall not be located in the alley at any time. The contractor may also not use any of the parking spaces in the alley, because these are on Evo and Luma's property.

(e) **24-hour Contact.** The contractor shall provide Luma and Evo representatives with the phone number of a project manager who will respond to issues or complaints 24-hours per day.

(f) **TDM Program.** The Project should comply with the provisions of the City's TDM program, which is currently under consideration by the City Council both during construction and operation. This is a regular request of other projects currently in the entitlement process.