

Alexander Hall, President
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A City of Los Angeles
Certified Neighborhood
Council, Certified 2002

November 26, 2018

Mayor Garcetti
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Joe Buscaino
Councilmember 15th District
638 S. Beacon Street, Rm 552
San Pedro, CA 90731

Re: Support of Boutique Hotel @ 544 S. Pacific Avenue

Dear Mayor Garcetti & Councilmember Buscaino,

The Central San Pedro Neighborhood Council has reviewed the plans for the proposed Boutique Hotel located at 6th and Pacific and hereby offer our support. This Project will fill an empty space that has been present in the downtown area for many years. The downtown area is in much need for a welcoming presence that invites people to come down 6th street and visit our historic downtown. It will enhance our downtown dining district by providing another gathering place for patrons of the Warner Grand and Annex. Tourism will receive a much-needed boost to availability of accommodations and the featured roof top dining is something new to our area. This will of course provide needed employment opportunities for local residents.

The Project will comply with all building height, building density and intensity, landscaping, building design, and building disposition. Applicant is requesting a zoning administrator's adjustment to permit an increase in density not to exceed 20%. Applicant is also seeking approval for a conditional use permit to permit a hotel in the C2 zone within 500 feet of an A or R zone. Finally, applicant is seeking approval for a conditional use permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site and incidental off-site consumption in the C2 Zone for the proposed ground-floor café/bar, partially open air roof top restaurant with food service provided from the ground floor and individual hotel guest room mini-bar and live entertainment and DJ.

Some of our suggestions and concerns:

- Shortage of parking—will hotel parking be open to the community.
- Outdoor color of building
- Maybe integrate the tile common in the downtown area in business entryways
- Encourage using solar panels and native plants
- Availability of food at all times that the bar is open and **NO offsite** alcohol

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- Suggest hiring local talent for Chef position and Menu should reflect our diverse community
- Participation in local community events such as 1st Thursday
- Cater to the patrons of Warner Grand after performances
- Strongly urge that the name reflect a local landmark or simply "San Pedro Hotel"

The CeSPNC would like a response to this letter from your office by December 30, 2018.

Sincerely,



Alexander Hall, President
On behalf of the Central San Pedro Neighborhood Council

CC:
Gavin McKierman
Craig Fry & Associates LLC
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Pasadena, CA 91105

& via email: gavin@cfa-la.com