

CITY OF LOS ANGELES
CALIFORNIA



DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL

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November 14, 2007

Los Angeles Department of City Planning
Office of Zoning Administration, 6th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case #:** VTT-66740 / ZA-2007-1033-ZV-ZAA-ZAD-SPR
Project Address: 4th Place Lofts – 405 S. Mateo Street & 1003 E. 4th Place
Applicant: 405 Mateo Real Estate, LLC

Attn: Henry Chu

At its regularly held public meeting on November 13, 2007, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the proposed adaptive reuse project at 405 S. Mateo Street and 1003 E. 4th Place, pursuant to the motion passed on October 24, 2007 by DLANC’s Planning & Land Use Committee.

In particular, DLANC encourages the City to grant the approvals requested by the applicant for the conversion and reconfiguration of three contiguous industrial warehouse buildings into a unified development consisting of 97 joint live-work condominiums, a four-story parking structure and 2,050 square feet of neighborhood serving commercial space. DLANC supports the project because it embodies three development principles consistently approved by the greater Downtown community:

- Support for adaptive reuse and new construction joint-live work projects in The Arts District and other M-zoned industrial areas of Downtown Los Angeles compatible with residential uses.
- Support for innovative use of urban land for the creation of public green space in the vicinity of Downtown, including projects such as this which, if approved, will serve as the funding basis for development of a full or partial “Green Street”.
- Support for projects which help further the objective of making the LA River one of Downtown’s most vital sources of park and recreation. The 4th St project is in close proximity to the LA River and its plans for a Green Street will serve as an important “green link” to the LA River’s revitalization program, consistent with the City Planning Department’s recently-proposed RIO district guidelines.

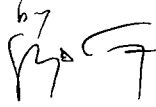
With the Department of Recreation and Parks' recent admission that the Arts District parcel it targeted for a pocket park is no longer available, DLANC believes that the 4th Place project represents the area's best, most immediate hope for creation of a dog park and much needed public greenscape. Approval of the project will provide the impetus for the Applicant, working closely with the community, to convert all or a part of an alleyway, and which totals one third of an acre, into to a full or partial Green Street.

For all the above reasons, DLANC urges the Planning Department to grant the requested approvals without further delay.

Please provide a copy of the decision letter to DLANC at the address listed above. Thank you for your attention to this matter.

Very truly yours,

Very truly yours,

J. Russell Brown by 
J. Russell Brown
DLANC President


Shiraz D. Tangri
DLANC Planning & Land Use Committee Co-Chair

CC: Jessica Wethington McLean (Planning Director, Council District 14)
Kate Bartolo