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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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(10am-2pm/Monday-Thursday)

December 13, 2007

The Los Angeles City Planning Commission
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case #:** VTT-63403-1A / ENV-2005-6596-MND
Project Address: 695 S. Santa Fe Avenue – AMP Lofts
CPC Hearing Date: December 13, 2007

Dear Planning Commissioners:

At its regularly held public meeting on December 12, 2007, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the appeal of the applicant for the mixed-use loft project at 695 S. Santa Fe Avenue, pursuant to the motion passed on November 28, 2007 by DLANC’s Planning & Land Use Committee.

In particular, DLANC encourages the City to reverse the City Planning Department’s denial of the project and grant the approvals requested by the applicant for the redevelopment of the existing warehouse buildings into a unified development consisting of 180 Artist-in-Residence condominiums, a three-story parking structure, 5,000 square feet of neighborhood-serving street-level commercial space, and over 20,000 square feet of Common Open 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. DLANC believes that the City Planning Department’s determination that the project is located outside The Arts District is incorrect, and based on outdated information regarding the boundaries of that neighborhood and the location of residential buildings in the vicinity of the project.
- 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 provide a significant quantity of public open space in a manner that is compatible with good principles of both urban design and sustainable development.
- 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 AMP Lofts project is in close proximity to the LA

River and its plans for storm-water retention and mitigation systems will provide environmental benefits supporting 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 695 S. Santa Fe project represents an opportunity not to be missed to further 'green' an already severely under-landscaped downtown area.

For all the above reasons, DLANC urges the Planning Commission 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,



J. Russell Brown
DLANC President

Very truly yours,



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

CC: Jessica Wethington-McLean (Planning Director, Council District 14)
David Seewack
Kate Bartolo
Jim Ries (Craig Lawson & Associates)