

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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DLANC Office Coordinator: Ted Greaton

May 13, 2009

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

RE: Planning Case #: VTT-62459/ZA-2005-1041-ZV-ZAA-SPR
Project Address: 1050 S. Grand Avenue
Applicant: 11th & Grand, LLC

Dear Zoning Administrator:

At our regularly held public meeting on May 12, 2009, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the above-mentioned high-rise mixed-use condominium project proposed to be located at 1050 South Grand Avenue, pursuant to the motion passed on April 21, 2009, by DLANC's Planning & Land Use Committee.

In particular, DLANC encourages the City to grant the approvals requested by the applicant, including a vesting tentative tract map, zoning administrator's adjustment, a zoning variance, and site plan review to allow the development of a 22-story mixed-use high-rise building with 151 residential condominiums and 5900 square feet of ground-floor accessible retail floor space. DLANC further supports this mixed-use project's planned development of new housing with quality architecture and design, including activation of the street consistent with the Draft Downtown Urban Design Guidelines. DLANC also appreciates the project's commitment to sustainability, and incorporation of ground-floor space with the capability of providing neighborhood-serving retail and dining uses.

Please provide a copy of the decision letter to DLANC at the address listed above. Thank you.

Very truly yours,

Very truly yours,

J. Russell Brown
DLANC President

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

CC: Greg Fischer (Council District 9)
Lillian Burkenheim (CRA of Los Angeles)
Jessica Beroukhim (Craig Lawson & Associates)
Emily Gabel-Luddy (Urban Design Studio – LA City Planning Dept.)