

CITY OF LOS ANGELES

CALIFORNIA



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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June 9, 2010

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: Planning Case #: ZA-2009-3280-SPE-ZV-ZAA-SPP-SPR
Project Address: 1027 W. Wilshire Blvd
Applicant: 1027 Wilshire Blvd LLC

Dear Zoning Administrator:

At our regularly held public meeting on June 8, 2010, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the above-mentioned request for a specific plan exception and zone variance for a proposed 9 story, 376 unit mixed-use project at 1027 West Wilshire Boulevard, pursuant to the motion passed on June 1, 2010, by DLANC's Planning & Land Use Committee.

In particular, DLANC encourages the City to grant all approvals requested in the application by the applicant, including a specific plan exception (SPE) and zone variance (ZV) in conjunction with the proposed mixed-use project. In deciding to support this request, DLANC considered that the project will provide 376 market rate residential units, 5,000 sf of ground floor retail space as well as 5,000 sf of commercial office space and is a reconsideration of an existing entitlement for a larger 56 story tower. In DLANC's view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the Police Department and the Council Office. DLANC supports this new residential and commercial use which will provide additional neighborhood serving amenities for Downtown's employees, residents and visitors.

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

James K. Doizaki
DLANC Planning & Land Use Committee Co-Chair

CC: Rebecca Valdez (Council District 1)
Sgt. Douglas Humphrey (Los Angeles Police Department)
Hamid Behdad (CCDG)