

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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September 15, 2010

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

RE: **Planning Case #:** ENV-2010-438-EAF
Project Address: 1099 S. Grand Ave
Applicant: Meruelo-Maddux Properties

Dear Zoning Administrator:

At our regularly held public meeting on September 14, 2010, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the above-mentioned request for an environmental assessment and tentative tract map for a proposed 19 story, 19 unit market rate family condominium project at 1099 South Grand Avenue, pursuant to the motion passed on June 29, 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 an environmental assessment (EAF) and tentative tract map (TT) in conjunction with the proposed condominium project. In deciding to support this request, DLANC considered that the project will provide 19 - 3 bedroom/3 bath, family-style residential units; 1,000 sf of ground floor gallery space and offsite valet parking. The core and shell of the project have been approved, the applicant has already received input from the City's Urban Design Studio as well as the support of the CRA. 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 use which will provide sorely needed additional housing for Downtown's employees and residents with larger living space requirements.

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

Very truly yours,

Patricia Berman
DLANC President

Very truly yours,

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

CC: Greg Fischer (Council District 9)
Sgt. Douglas Humphrey (Los Angeles Police Department)
Richard Meruelo (MMPI)