

CITY OF LOS ANGELES

CALIFORNIA



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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SHIRA BLATT, SECRETARY

September 15, 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-2010-2040-ZV-ZAD-ZAA-SPR
Project Address: 2100 S. Figueroa St
Applicant: 2100 Limited Partnership

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 a zone variance and site plan review for a proposed 16 story, 291 unit mixed use adaptive re-use project located on the site of a vacant warehouse at 2100 South Figueroa Street, pursuant to the motion passed on August 17, 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 zone variance (ZV), zoning administrator's determination (ZAD), zoning administrator's adjustment (ZAA) and site plan review (SPR) in conjunction with the proposed mixed use project. In deciding to support this request, DLANC considered that the project will provide 291 residential units - 45 for affordable housing; 7,000 sf of ground floor commercial space; roof top open space and over 375 parking spaces. The applicant has already received input from the City's Urban Design Studio as well as the support of the CRA. The project also has the full support of the City Council Office. In DLANC's view, the information presented provides adequate justification for granting the requested approvals, subject to any conditions recommended by the Police Department. DLANC supports this new residential and commercial use which will provide sorely needed affordable housing and 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,

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)
Renee Meshul (Brown/Meshul)