



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

October 13, 2020

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

RE: **Planning Case No:** ZA-2020-4277-CU-RDP-RDPA-WDI
Project Address: 1521 S Los Angeles Street (Self Storage Facility)
Applicant: Simon Aftalion (on behalf of Fine-A Investments, LLC)

Project Description: Pursuant to LAMC 12.24-W,50, a Conditional Use Permit to allow a 47,094-square foot, 72-foot storage building for household goods in the M2 zone. Pursuant to LAMC 11.5.14-D,5 & 7, a City Center Redevelopment Plan Project Compliance approval and Project Adjustment to permit the utilization of the LAMC maximum floor area of 47,094 square feet. Pursuant to LAMC 12.37-1,3, a Waiver of Dedication and Improvement to provide a 15-foot sidewalk easement in lieu of the otherwise required 15-foot highway dedication and to waive the 13-foot roadway widening on 16th Street.

Dear Zoning Administrator:

At our regularly held public meeting on October 13, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on September 15, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2020-4277-CU-RDP-RDPA-WDI. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

- CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.
- CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.
- CONDITION 3: storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: ground floor elevations are well-lit at all hours.

If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JULY 14, 2020***

Patricia Berman
DLANC President

Ryan Afari
DLANC Planning & Land Use Committee Chair

CC: Joella Hopkins (Council District 14) (via email)
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)

DLANC

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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