

CITY OF LOS ANGELES
CALIFORNIA



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March 11, 2025

Los Angeles Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

VIA EMAIL

RE: Planning Case No: ENV-2021-4071-EIR; VTT-82974-CN-HCA;
CPC 2021-4069-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA
Project Address: 400 S Central Ave Los Angeles, CA 90013
Applicant: Mark Falcone & Roger Pecsok [Company: Cp La Cold Storage Land, Llc]

Project Description: Mixed-Use Development Including Residential (1521 Units), Commercial, Office, And Hotel (68 Guest Rooms) Uses W/In Ten Buildings W/ A Total Floor Area Of 2,318,534 Sqft In The M2-2d & M2-2d-O Zones;

Dear Zoning Administrator:

At our regularly held public meeting on March 11, 2025, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC **supports** the Applicant's requests in Planning Case No. ENV-2021-4071-EIR, VTT-82974-CN-HCA, and CPC 2021-4069-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA. DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, 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 ensures any temporary walkways covered due to construction are provided with adequate lighting.
- CONDITION 3:** Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4:** Owner/Operator will come back and present to DLANC PLUC should owner/operator change for retail uses serving alcohol.
- CONDITION 5:** Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.
- CONDITION 6:** All exterior alcoves or recessed vestibules, such as those for egress stairs, maintenance accessways, or loading docks, shall be provided with security cameras and lighting.
- CONDITION 7:** Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right-of-ways. If this is not feasible, a designated area should be provided to the public right-of-way along with a specific plan for cleaning and maintenance.
- CONDITION 8:** Applicant works with the Los Angeles Department of Transportation (LADOT) and the Bureau of Engineering (BOE) to study the installation of mid-block pedestrian crossings utilizing high-intensity activated crosswalk (HAWK) beacon along the southern footprint of the project boundary at Central Avenue and Alameda Street as part of their overall public right-of-way enhancements.
- CONDITION 9:** Applicant works with LADOT and City Planning Urban Design Studio's to study traffic mitigation measures to prevent vehicle cut-through traffic on private driveways, through the site onto adjacent high-capacity streets.

If possible, please send a digital copy of your decision letter via e-mail to pluc@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,



Claudia Oliveira
President,
DLANC



Debby Zhou
Chair,
DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)
Sgt. Jeff Punzalan, LAPD Central Division (via email)
Kaylinn Pell, LADOT Central District Office (via email)
Hokchi Chiu, BOE Central District (via email)
City Planning Commission (via email)
Arts District Little Tokyo Neighborhood Council (via email)