

CITY OF LOS ANGELES  
CALIFORNIA



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**February 10, 2026**

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

VIA EMAIL

**RE: Planning Case No:** CPC-2025-4306-DB-PR-ZV; VTT-84331-HCA; ENV-2024-8218-HES  
**Project Address:** 787 South Alameda Street, Los Angeles, CA 90021  
**Applicant:** Jeffrey Goldberg [Company: Alameda Square Owner, LLC]

**Project Description:** Demolition of a parking lot and construction of a commercial residential mixed-use project, with 3 buildings, 884,278 SF of floor area, 1,000 dwelling units, and 6547 sf of commercial space.

To Whom It May Concern:

At our regularly held public meeting on **February 10, 2026** 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. CPC-2025-4306-DB-PR-ZV; VTT-84331-HCA; ENV-2024-8218-HES**. 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:** 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 6:** Applicant includes a designated area within the project to accommodate pet waste to mitigate pollution of the public right-of-way. If this is not feasible, a designated area should be provided along the public right-of-way, along with a detailed plan for cleaning and ongoing maintenance.
- CONDITION 7:** Applicant considers a reasonable timeline for the future removal of the existing exterior fencing, specifically fronting Alameda Street, and works with the Department of City Planning, Council District 14, and the Neighborhood Council on refining strategies around removal of such fence. If the fence is removed for construction access, or is required to be extensively modified for issues such as Exit Discharge from the proposed buildings to the public right-of-way, Fire Department access, or is required to be changed during plan check or inspection process by a permitting authority, the applicant shall be required to seek a plan approval or equivalent administrative process, from the Department of City Planning for modification for their Conditions of Approval.
- CONDITION 8:** Applicant shall provide enhanced architectural and area lighting along the Alameda Street frontage of the site to ensure a safe, and pedestrian-friendly experience along the public right-of-way. In addition, the Applicant works with the Department of City Planning's Urban Design Studio to ensure that exterior design treatments along the Alameda Street frontage of the site, including landscaping and any improvements to existing fencing to remain, maintains transparency and permeability to promote eyes on the street and enhance pedestrian safety.

DLANC strongly supports the Department of City Planning having the flexibility, as allowed under the base zoning, to permit the applicant-requested modifications to density, floor area ratio (FAR), and building height. Maximizing these metrics is critical for meeting the need for housing creation and fostering greater urban vitality within the Downtown area.

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

Sincerely,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON FEBRUARY 10, 2026\***

Jens Midthun  
President,  
DLANC

Andrew Wong, AIA  
Chair,  
DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)  
City Planning Commission (via email)  
Department of City Planning, Urban Design Studio (via email)