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February 9, 2016

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

RE: **Planning Case #:** ZA-2015-3803-ZAD
Project Address: 537 Ceres Avenue
Applicant: AMC Engineering Corporation

Dear Zoning Administrator:

At our regularly held public meeting on February 9, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on January 19, 2016, by DLANC’s Planning & Land Use Committee (“PLUC”).

Subject to the **RECOMMENDATION** set forth below, DLANC supports the applicant’s request listed below:

Zoning Administrator’s Determination to permit the conversion of an existing manufacturing/warehouse to “Joint Living and Working Quarters.”

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to the following recommendation and any additional conditions recommended by the LAPD and City Council Office. DLANC encourages the city to approve applicant’s request subject to the follow condition:

1. **RECOMMENDATION:** DLANC supports applicant’s request, but recommends that applicant open the front façade with windows and provide as much natural light as possible to the interior units.

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LAPD and City Council Office. DLANC fully supports the applicant’s request and encourages the city to approve.

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

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON February 9, 2016 ***

Patricia Berman
DLANC President

Simon Ha, AIA, LEEP AP
DLANC Planning & Land Use Committee Co-Chair

CC: Shawn Kuk (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Amir Mirzdeh (on behalf of AMC Engineering Corporation)