

 <p>DLANC Downtown Los Angeles Neighborhood Council</p> <p>www.dlanc.com P.O. Box# 13096 Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p>Patti Berman, President J. Russell Brown, VP Administration Anastasia Johnson, VP Outreach & Communication Scott Bytof, Treasurer Tina Pellegrino, Secretary</p> <p>PHONE # 678-65 DLANC</p>
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April 9, 2013

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

RE: Planning Case #: Has not been submitted
Project Address: 430 South Broadway
Applicant: ICO Development, LLC

Dear Zoning Administrator:

At our regularly held public meeting on April 9, 2013, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to give general support to the 58 unit adaptive reuse project, pursuant to the motion passed on March 19, 2013, by DLANC’s Planning & Land Use Committee (“PLUC”).

Downtown is experiencing another housing development boom with over 9,000 units of housing in construction or in the pipelines. ICO Development has developed PE Lofts at 6th and Main Street which has been a huge success, not only with the loft units but with ground floor activation including Artisan House, Association, Cole’s, and other neighborhood serving shops that have transformed this area. DLANC welcomes another adaptive reuse development by ICO.

The project is asking for a relief from Adaptive Reuse Ordinance’s minimum unit size requirements of 450 sf and average of 750 sf per unit. As we see downtown rent prices increase, the trend is to build smaller and more efficient units to offer more organically affordable units (without subsidy). As downtown grows, we need more options for affordable units and family units to accommodate a variety of residents. This requirement is outdated and does not reflect the realities of downtown urban life of now and the future.

Since this application has not been submitted to the city, DLANC gives general support for this project. Thank you for your consideration.

Very truly yours,



Patricia Berman
DLANC President

Very truly yours,



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

CC: Tanner Blackman (Council District 14)
Hamid Behdad (Central City Development Group)