

 <p>DLANC Downtown Los Angeles Neighborhood Council</p> <hr/> <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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July 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 #: ZA-2013-854-ZV-TDR
Project Address: 534 S. Main Street
Applicant: LA Main Affiliates LLC

Dear Zoning Administrator:

At our regularly held public meeting on July 9, 2013, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on June 18, 2013, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the discretionary approval of the applicant’s requests listed below for the proposed mixed-use apartment project with 159 units and 23,000 sf of retail/commercial:

- Transfer of Floor Area Rights (TFAR) of Less than 50,000 square feet.
- A variance from LAMC Section 12.21 G 2(A)(3) which requires that at least one 24-inch box tree for every four dwelling units be provided on site and may include street trees in the parkway. The applicant requests a Directors Determination to approve a reduction in the number of trees. The project proposes to provide 9 trees on-site and 4 additional trees in the parkway for a total of 13 trees in lieu of the required 40 trees.
- A variance from section 12.21 A.5(c), which allows compact parking spaces to be provided only after the minimum of 1 standard parking space per unit is provided. After applying the Bicycle Parking Ordinance (LAMC Sec 12.21) and applying the associated downtown parking reduction, less than 1 parking space per unit is required. The applicant requests approval to provide 124 standard parking spaces and 20 compact parking spaces in lieu of the required 144 standard parking spaces for 159 residential units.

In DLANC’s view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by City Agencies 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 email to planning@dlanc.com instead of sending a hard copy. Thank you for consideration of these comments.

DRAFT LETTER FOR DLANC BOARD REVIEW

Very truly yours,

Very truly yours,



Patricia Berman
DLANC President



James Doizaki
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)
Monique Acosta (LADCP)
Ben Fiss (Craig Lawson & Co.)