



February 22, 2016

Los Angeles Department of City Planning  
Office of Zoning Administration  
200 N. Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012

Planning Case #: Case No. ZA 2015-3803-ZAD  
Project Address: 537 Ceres Avenue  
Project 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 oppose the applicant's request to convert an existing manufacturing/warehouse building into "Joint Living and Working Quarters".

In DLANC's view, the information presented doesn't provide adequate justification for granting the requested approvals. DLANC encourages the city to deny the applicant's request for the following reasons:

1. DLANC fully supports affordable housing and micro units; however, it cannot support micro units without windows because that poses serious quality of life issues in an area where quality of life issues are already a serious concern. Gladys Street, which is the street facing the back of the building where the parking lot is located, is notorious for narcotics activity and loitering.
2. Façade windows are very narrow in scale and do not provide enough natural light. The applicant is proposing to build 20 units; however, small windows will only be located in the front two (2) units and the very back (2) units. The other units will only have small ceiling sky lights.
3. The project provides no service rooms or community space and as a result, the public sidewalk may become an area where residents congregate.
4. The design of this proposed project should reflect provisions that are essential in an apartment or any type of dwelling (i.e. windows, emergency exit, laundry facilities, outdoor/community space, etc.)

Again, DLANC supports residential and commercial development in the Industrial District, but that support is subject to projects that will enhance the area and there is a risk that this project will not accomplish that.

Based on our review of the application and supportive documentation, we do not believe that the property is suitable for the proposed conversion.

For the reasons stated above, DLANC therefore urges the Office of Zoning Administration to deny this application.

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

cc: Honorable Jose Huizar, Council District 14  
Captain Mike Oreb, LAPD Central Area