

H C N C

Historic Cultural Neighborhood Council



HISTORIC CULTURAL
NEIGHBORHOOD COUNCIL
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HCNC Board of Directors

March 1, 2017

Los Angeles Planning Commission
201 N Figueroa St # 600,
Los Angeles, CA 90012

RE: 929 E 2nd Street - Art District E4, LLC
CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR VTT-74122-CN

Dear Honorable Commissioners:

The Board of HCNC voted unanimously to support the above reference project with the agreed to conditions below and the attached conditions for alcohol use.

Community Benefits. Developer shall provide the following benefits for members of the community ("Community Benefits"):

- (a) Provide a meeting space for up to seven (7) community related activities per year. These community related activities must take place during regular operational hours of the Property and cannot not be held on consecutive weeks. A community related activity must be approved by the Developer or its onsite manager and is subject to availability of the desired space. The Developer may not unreasonably withhold approval. Withholding approval due to scheduling conflicts with other activities on the Property will not be considered unreasonable;
- (b) Participate in and offer gallery space to an Art Basel fair, should one come to the Arts District of Los Angeles; and
- (c) Beginning three (3) years after opening, Developer shall establish an annual charitable donation program to benefit local organizations. Members of the club will make contributions as part of their membership dues. The annual donation shall be distributed to a single local non-profit organization on a rotating basis each year and in no event shall the donation be less than \$5,000.00.

Sincerely,

Alan Kumamoto
President, HCNC