



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 #:** DIR-2015-2976-TFAR-SPR  
**Project Address:** 850 S. Hill Street  
**Applicant:** Maple Multi-Family Land CA, L.P.

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”).

DLANC supports the applicant’s request listed below:

1. Pursuant to LAMC §14.5.7, approval of a Transfer of Floor Area Rights of less than 50,000 square feet in connection with the construction of a new 26-story mixed-use project consisting of up to 305 apartment units and 6,999 square feet of ground floor retail.
2. Pursuant to LAMC § 16.05, that Site Plan Review findings be made in connection with the proposed development.

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](mailto: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)  
Alex Irvine (Craig Lawson and Associates, on behalf of Maple Multi-Family Land CA)



[www.dlanc.com](http://www.dlanc.com)

P.O. Box# 13096  
Los Angeles, CA 90013-0096



**Patti Berman, President**  
**Russell Chan, VP Administration**  
**Anastasia Johnson, VP Outreach & Communication**  
**Quinn Tang, Treasurer**  
**Stephen León Kane, Secretary**

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RE: **Planning Case #:** ZA-2015-4054-MPA  
**Project Address:** 207 S. Broadway  
**Applicant:** Birds and Bees, LLC

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”).

DLANC supports the applicant’s request listed below:

Master Plan Approval to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operations of an approximately 2,917 square foot bar with 122 sets, live entertainment (no dancing), and hours of operation from 11:30 a.m. to 2:00 a.m., 7 days/week.

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.

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Patricia Berman  
DLANC President

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

CC: Shawn Kuk (Council District 14)  
Sgt. John Strasner (Los Angeles Police Department)  
Margaret Taylor (Apex LA, on behalf of Birds and Bees, LLC)



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Communication**  
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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.

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Very truly yours,

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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)



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Los Angeles, California 90012

**RE: Planning Case #: ZA-2015-2630-TDR-SPR**  
**Project Address: 730 – 752 S. Spring Street**  
**Applicant: 732 Spring, LLC**

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”).

DLANC supports the applicant’s request listed below:

Transfer of Floor Area Rights of less than 50,000 square feet and approval of Site Plan Review in connection with the construction of a new 24-story mixed-use project consisting of approximately 308 apartment units and 7,202 square feet of ground floor retail.

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.

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CC: Shawn Kuk (Council District 14)  
Sgt. John Strasner (Los Angeles Police Department)  
Alex Irvine (Craig Lawson and Associates, on behalf of 732 Spring, LLC)



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Los Angeles, California 90012

RE: **Planning Case #:** ZA-2015-4211-MCUP-CUX-ZV  
**Project Address:** 757 – 787 S. Alameda Street, 1318 – 1320 E. 7<sup>th</sup> Street  
**Applicant:** Atlas Capital Group, LLC

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”).

DLANC supports the applicant’s request listed below:

1. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for alcohol for a total of 19 establishments. Request is for sixteen (16) Type 47 (on-sale general for bona fide public eating place) for restaurant and event space uses; and, three (3) Type 41 (on-sale beer and wine for bona fide public eating place) for restaurants uses.
2. Pursuant to LAMC Section 12.24-W.18.a, a Conditional Use Permit to allow for live entertainment and dancing in connection with the sale of alcoholic beverages in connection with five (5) alcohol-related uses.
3. Pursuant to LAMC Section 12.27, a zone variance to permit outdoor eating areas above the ground floor for an area atop a proposed renovation for the rooftop deck.

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.

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Sgt. John Strasner (Los Angeles Police Department)  
Noel Fleming (Liner Law, on behalf of Atlas Capital Group, LLC)