



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

PHONE # 678-65 DLANC

June 9, 2015

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

RE: Planning Case #: ZA-2015-1310-CUB-CUX-ZV
Project Address: 1000S. Santa Fe Street
Applicant: LA 1000 Santa Fe LLC

Dear Zoning Administrator:

At our regularly held public meeting on June 9, 2015, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above request, pursuant to the motion passed on May 19, 2015, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the applicant’s request listed below:

1. A conditional use, pursuant to LAMC 12.24W,1 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a private club and restaurant use with:
 - a. A 1361 sf, 43 seat bar and lounge in the basement;
 - b. A 9067 sf, 370 seat ground-floor bar, restaurant, and commissary/market;
 - c. A 2074 sf, 30 seat ground-floor mezzanine bar and lounge;
 - d. 33 third and fourth floor in-room controlled access cabinets at accessory sleeping rooms;
 - e. A 1030 sf, 40 seat fourth-floor film screening room;
 - f. A 7069 sf, 283 seat fifth-floor restaurant and bar; and,
 - g. A 5544 sf, 188 seat rooftop restaurant, bar, and observation deck;
2. A conditional use, pursuant to LAMC 12.24W,18 to permit live entertainment and dancing throughout the building;
3. A zone variance, pursuant to LAMC 12.27, to allow relief from LAMC 12.14 A,1 (b) 3 to permit the use of non-fully enclosed outdoor rooftop dining and pool in a M3 zone;
4. A zone variance, pursuant to LAMC 12.27, to allow relief from LAMC 12.21 A,4 (m) to reduce the required existing 18 parking spaces to 0 parking spaces; and
5. A zone variance, pursuant to LAMC 12.27, to allow mechanical parking lifts to be installed on an existing portion of the lot. Additionally requesting relief from the below listed parking provisions of LAMC, to enable the proposed mechanized parking lifts:
 - a. LAMC 12.21 A5 (c) to allow compact stalls to be 5’0” high,
 - b. LAMC 12.21 A5 (m) to allow standard stalls to be 6’0” high and to allow quadruple stackers to count all cars towards code required parking,LAMC 12.21 A5 (a)(b) to allow reduction of all drive aisle and stall width requirements to allow a 15’ 8” drive aisle and standard stall size of 8’0” W x 17’0” L.

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 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 JUNE 9, 2015 ***

Patricia Berman
DLANC President

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

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (Los Angeles Police Department)
Andrew Jorgensen (EPG Inc., on behalf of LA 1000 Santa Fe LLC)