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June 11, 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-2013-1097-MCUP
Project Address: 317 S. Broadway Street
Applicant: The Yellin Company, LLC

Dear Zoning Administrator:

At our regularly held public meeting on June 11, 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 May 21, 2013, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the applicant's request listed below:

"As allowed under Section 12.24 W 1 of the Los Angeles Municipal Code, a Master Conditional Use Permit application to the Los Angeles City Planning Department to permit the following uses within the Grand Central Market with hours of operation from 6:00 a.m. to 12:00 a.m.:

- 1. One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption and offsite consumption in conjunction with the operation of a new 719 square-foot restaurant with 12 seats [Valerie's Confections, Grand Central Market Spaces E3, E4].*
- 2. One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption in conjunction with the operation of an existing 745 square-foot restaurant vendor [Las Morelianas Grand Central Market Spaces B1, C1].*
- 3. One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption and offsite consumption in conjunction with the operation of a proposed new 1,100 square-foot restaurant vendor with 28 seats [Battersea Fish Grand Central Market Spaces A9, A10 and A11].*
- 4. One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption and offsite consumption in conjunction with the operation of a proposed new 397 square-foot restaurant vendor [DTLA Cheese Grand Central Market Spaces A7, A8].*
- 5. One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption in conjunction with the operation of a proposed new 1,039 square-foot restaurant vendor with 124 outdoor dining seats [324 S. Hill Street - Grand Central Market Outdoor patio- Horse Thief].*

6. *One (1) Master Plan Approval to permit the sale of beer and wine for on-site consumption and offsite consumption in conjunction with the operation of a new 100 square-foot restaurant vendor with 13 seats [Oyster Gourmet Grand Central Market Spaces E13].*

7. *The sale and consumption of beer and wine for on-site consumption not to exceed 15 future unspecified restaurant vendors within the Grand Central Market.*

And the following uses along Broadway with hours of operation from 12:00 noon – 2:00 a.m.:

8. *The sale of a full line of alcoholic beverages for on-site consumption [in conjunction with the operation of two bars located at 301 S. Broadway [1,066 square feet] and 311 S. Broadway [1,113square-feet] with live music in conjunction with future, unspecified tenants.”*

DLANC is in support with the expectation that when operators are identified for 15 future tenants in the Grand Central Market and two bars specified in item #8, each operator/vendor will engage and present to DLANC Board for neighborhood support.

DLANC would also like to point out there were some concerns regarding security due to the openness of entries into Grand Central Market on Broadway and Hill Street and ambiguity in how alcohol consumption will be handled with multiple vendors with counter seating only and common food court style seating area in the market and in the public sidewalk on Hill Street.

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 email to planning@dlanc.com instead of sending a hard copy. Thank you for consideration of these comments.

Very truly yours,



Patricia Berman
DLANC President

Very truly yours,



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

CC: Tanner Blackman (Council District 14)
Sgt. John Strasner (LAPD)
Margaret Talyor (Apex LA)

PLUC Recommendation Letter for DLANC Board Review – This letter has not been approved.