

March 13, 2018

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

RE:    **Planning Case No:**                    ZA-2008-284-CUB-PA1  
      **Project Address:**                    350 S. Grand Avenue Los Angeles, CA 90071  
      **Applicant:**                            Reid Tussing/Mendocino Farms Sandwich Market  
      **Project Description:** Plan Approval to continue to offer service of a full line of alcoholic beverages for on-site consumption at an existing restaurant, Blue Cow, in the Two Cal Plaza Center. The existing location is a 157-seat (92 indoor and 65 patio), 5,600 s.f. restaurant with a 2,250 s.f. outdoor patio, with hours of operation from 11:30 a.m. to 10:00 p.m. Monday through Friday, 5:00 p.m. to 10:00 p.m. Saturday (closed on Sunday), located on an approximately 71,903.7 s.f. lot in the C2-4D and R5-4D zones.

Dear Zoning Administrator:

At our regularly held public meeting on March 13, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on February 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24 M, Plan Approval for the continued sale and/or service of a full line of alcohol w/in a 5,600 s.f. restaurant and 2,250 sf patio w/ 92 seats inside + 65 on the patio, w/ hours of operation 11:30am-10pm Mon-Fri, 5pm-10pm Sat. on the ground floor of a 52-story tower, on a 71,903.7 s.f. site, in the C2-4D and R5-4D zones.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. *Subject to the condition set forth below*, and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

CONDITION: In the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

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

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MARCH 13, 2018\***

Patricia Berman  
DLANC President

Scott Bytof  
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Valerie Sacks of LiquorLicense.com (on behalf of Reid Tussing/Mendocino Farms  
Sandwich Market) (via email)

DRAFT

March 13, 2018

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

RE: **Planning Case No:** ZA-2017-5011- CUB  
**Project Address:** 888 West Wilshire Boulevard Los Angeles, CA 90017  
**Applicant:** Arthur Mooradian  
**Project Description:** Obtain Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption in a 7,578sf restaurant (Miro Restaurant), and to allow for live entertainment in conjunction with existing restaurant. The restaurant has 164 seats, including 294sf outdoor patio with 10 seats (totaling 174 seats). Hours of operation requested are from 10am-2am daily.

Dear Zoning Administrator:

At our regularly held public meeting on March 13, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on February 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to LAMC § 12.24 W, 1, the Applicant is requesting a conditional use to permit the on-site sales and consumption of a full-line of alcohol within an existing restaurant.
2. Pursuant to LAMC § 12.24 W, 18, the Applicant is requesting a conditional use to permit to allow live entertainment and dancing in conjunction to a restaurant.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. *Subject to the conditions set forth below*, and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

**CONDITION:** In the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

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

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CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Elizabeth Peterson Gower of The Elizabeth Peterson Group, Inc. (on behalf of Arthur Mooradian) (via email)

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