

April 10, 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:** ENV-2018-429-CE, ZA-2018-428-CUB  
**Project Address:** 541 S. Spring St. Los Angeles, CA 90013  
**Applicant:** Haejin “Grace” Park/Pizza Lucca  
**Project Description:** The applicant requests a CUP for the on-site and off-site sale and consumption of beer and wine in conjunction with a restaurant with an interior of 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats with hours of operation from 6 a.m. 2 a.m. daily.

Dear Zoning Administrator:

At our regularly held public meeting on April 10, 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 March 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC section 12.24 W.1, a conditional use to permit the on-site and off-site sales and consumption of beer and wine in conjunction with a restaurant with an interior 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats (61 interior and 6 exterior) and hours of operation from 6 a.m. – 2 a. m.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for on-site sale and consumption of beer and wine but not offsite sales. *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.

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Very truly yours,

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**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON APRIL 10, 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)  
Elizabeth Peterson (via email)

DRAFT

April 10, 2018

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

RE: **Planning Case No:** DIR- 2017-3934-SPR, ENV-2017-1874-MND  
**Project Address:** 201-213 W 4th, 361 S Spring Los Angeles 900  
**Applicant:** Jon Blanchard / OSIB LA Downtown Properties, LLC  
**Project Description:** New 315-room hotel with public meeting rooms on development site. No development on garage site.

Dear Zoning Administrator:

At our regularly held public meeting on April 10, 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 March 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Site Plan Review pursuant to LAMC Section 16.05 to authorize the development of 50 or more guest rooms.

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: Public sidewalk access will be maintained during the duration of construction.

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)  
Dale Goldsmith / [dale@agd-landuse.com](mailto:dale@agd-landuse.com) (via email)

April 10, 2018

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

RE: **Planning Case No:** ZA-2017-5347-CUB-ZV  
**Project Address:** 1920-28 E 7th Place Los Angeles, CA 90021  
**Applicant:** Woolf and Wondershow, LLC  
**Project Description:** Applicant is renovating and changing the use of a 5,558.5 office/warehouse building to a theater with fixed seating for 170 persons. As part of the project, the theater will have a concessions area that will be separately used as a bar on days when the theater is closed.

Dear Zoning Administrator:

At our regularly held public meeting on April 10, 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 March 20, 2018, 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) applicant is requesting a conditional use to sell and dispense a full line of alcohol for on-site consumption in conjunction with the operation of a(n) concession area (that) serving guests attending performances at a new 5,558.5 SF theater with 170 fixed seats.
- 2) Pursuant to LAMC section 12.24(W)(1) applicant is also requesting a conditional use to separately (to) sell and dispense a full-line of alcoholic beverages for on-site consumption with a 923 SF bar that will be operated in the theater’s concession area on days when no theater performances are held.
- 3) Pursuant to LAMC section 12.27 and 12.26 (e)(5) applicant requests a zone variance to permit the use of 23 required parking spaces to be provide off-site by a lease in lieu of a covenant stipulating the distance of the spaces provided must be within 750 feet of the project site.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request for on-site sale and consumption of beer and wine but not offsite sales. *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: (1) 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; and (2) Applicant will include the hours of operation as 4pm-2am in the formal requests.

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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Sgt. John Strasner (Los Angeles Police Department) (via email)  
Gavin McKiernan / [gavin@cfa-la.com](mailto:gavin@cfa-la.com) (via email)  
Marc Jordan / [marc@rebel-one.net](mailto:marc@rebel-one.net) (via email)

April 10, 2018

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**RE: Planning Case No:** CPC-2016-1950-TDR-SPR, VTT-74197, ENV-2016-1951-EIR  
**Project Address:** 732-756 S. Figueroa St. , 829 W. 8<sup>th</sup> St. Los Angeles, CA 90017  
**Applicant:** Kenji Yamamoto / MFA 8<sup>th</sup> & Figueroa LLC  
**Project Description:** Construction of mixed-use development comprised of a 41-story building containing 438 dwelling units and 7,475 square feet of ground floor commercial/retail space.

Dear Zoning Administrator:

At our regularly held public meeting on April 10, 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 March 20, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from one Donor Site to the Project Site (Receiver Site). The Donor Site, the Los Angeles Convention Center, will transfer 179,743 square feet to the Receiver Site. The Applicant requests the related Conditions of Approval be written to permit the flexibility to reduce the fee required, if the ultimate project floor area square footage is reduced.
2. Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval.
3. Pursuant to L.A.M.C. Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. VTT-74197), to merge five (5) lots and re-subdivide the land into one ground lot, creating a mixed-use development consisting of approximately 438 residential condominium units and 5 commercial condominium units totaling approximately 7,475 square feet.
  - a. The Applicant is requesting permission to deviate from the number of parking

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spaces defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide a minimum of 1 parking space per residential dwelling unit, inclusive of guest parking, in consideration of its proximity to jobs and public transit.

Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, removal of existing street trees, haul route, building and tenant improvements.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request, however, the Planning and Land Use Committee strongly recommends revisiting and further refining the proposed design for the corner of the project facing 8<sup>th</sup> and Figueroa Street as well as the north façade of the parking podium along Figueroa Street, in recognition of its proximity to the Fig at 7<sup>th</sup> stairwell. *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: Support is conditioned on the applicant including verbiage in the planning case to stipulate that public sidewalk access will be maintained during the duration of construction along Figueroa and 8<sup>th</sup> Street.

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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Donna Tripp / [donna@craiglawson.com](mailto:donna@craiglawson.com) (via email)  
Stephanie Eyestone-Jones / [s.eyestone@eyestoneeir.com](mailto:s.eyestone@eyestoneeir.com) (via email)