

May 8, 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-2018-433-CUB, ENV-2018-435-CE
Project Address: 300 S Grand Ave, Los Angeles, CA 90071
Applicant: Ivan Kesian / Siraki Inc.
Project Description: The Applicant is seeking a conditional use permit for a type 41 liquor license for on-site sale and consumption of beer and wine for an existing 2,350 SF pizza restaurant. There are 26 indoor seats and no live entertainment. The hours of operation will remain the same, Monday through Sunday from 10:30am – 9:30pm.

Dear Zoning Administrator:

At our regularly held public meeting on May 8, 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 April 17, 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), 2,350 (sq ft) existing Pizza Restaurant is applying for a conditional use permit for a type 41 liquor license for on-site sale and consumption of beer and wine. 26 indoor seats, no live entertainment. Monday through Sunday from 10:30 am to 9:30 pm, in the C2-4D and R5-4D zone.

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.

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

May 8, 2018

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Very truly yours,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MAY 8, 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)
Liliger Damaso / Lili@liquorlicenseagents.com (on behalf of Siraki Inc.) (via email)

DRAFT

May 8, 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-2018-859-CUB, ENV-2018-860-CE
Project Address: 915 Wilshire Blvd Los Angeles, CA 90017
Applicant: 915 Wilshire Fee Owner, LLC
Project Description: The Applicant is seeking a conditional use permit for a liquor license for on-site sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room and an 801 sf outdoor patio area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation from Monday through Sunday 9:00am- 2:00am.

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 April 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room, and an 801 sf outdoor patio area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation 9:00 a.m.to 2:00 a.m. daily.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for on-site sale and consumption of a full line of alcohol 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.

If possible, please provide a digital copy of your decision letter by mail to 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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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MAY 8, 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)
Arminda Diaz / arminda@d3architecture.com (on behalf of 915 Wilshire Free Owner, LLC) (via email)

DRAFT

May 8, 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-2018-99-CUB, ENV-2018-100-CE
Project Address: 460 S. Spring Los Angeles, CA 90013
Applicant: Buzzyboyz, Inc./Buzz Wine Beer Shop
Project Description: Obtain Conditional Use Permit to upgrade of the sale of beer and wine off-site sales, to full liquor on and off-site sales. The shop will maintain the onsite beer and wine consumption in conjunction with the existing 2,135 sf shop with 25 seats on the ground floor of a mixed use building. Hours of operation will be maintained from 11am-2am.

Dear Zoning Administrator:

At our regularly held public meeting on May 8, 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 April 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to LAMC § 12.27 W.1, the Applicant is requesting a conditional use permit to allow for an upgrade of beer and wine off sales, to full liquor. Maintaining the on-site beer and wine consumption, in conjunction with the existing 2.135 square-foot shop with 25 seats, on the ground floor of a mixed-use building. Maintaining hours of operation from 11am-2am.

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:

- (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.
- (2) Approval is conditioned on revising the Planning Case Application requests under “SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT” Sect. 4f listed below:

Fi. “Will there be beer and wine only, or a full-line of alcoholic beverages available?”

Answer will be changed from “0” to “YES”

Fii: “Will ‘fortified’ wine (greater than 16% alcohol) be sold? “Answer will be changed from “0” to “YES”

Fiii: “Will alcohol be consumed on any adjacent property under the control of the applicant?“ Answer will be changed from “0” to “NO””

- (3) Applicant will provide a security guard on site at all times during the open hours of operation.

If possible, please provide a digital copy of your decision letter by mail to 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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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MAY 8, 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)
Samira Squires of The Elizabeth Peterson Group, Inc. / samira@epgla.com (on behalf of Buzzyboyz, Inc) (via email)

May 8, 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:** DIR-2017-5308-SPR
Project Address: 1401 S. Grand Ave Los Angeles, CA 90015
Applicant: Margaret Peterson/ Dignity Health
Project Description: Applicant is seeking to construct and new four-story 42,790 square foot building to provide emergency department, NICU, antepartum, postpartum, and labor and delivery services and a six-story parking structure that includes 8,000 square feet of retail space.

Dear Zoning Administrator:

At our regularly held public meeting on May 8, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) did not vote on the below request, pursuant to the response April 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC did not vote on the Applicant’s request listed below:

1. Pursuant to LAMC § 12.24 W, 18, the Applicant is requesting a, Site Plan Review for the construction 90,901 square feet of net floor area.

In DLANC’s view, the information presented did not provide adequate justification for granting Applicant’s request. DLANC requested the Applicant to return and represent to PLUC at a later date to be determined. DLANC has serious concerns regarding the proposed design, noting that the design does not meet the Downtown Design Guidelines in regards to street frontage. The design did not provide active uses at the street frontage on much of the proposed site, specifically along Hope Street and Grand Street. Per the Downtown Design Guidelines, a designated retail street “75% of the project’s street frontage, excluding access to parking, along which the ground floor space must be designed to accommodate retail, professional office, live-work uses, or lobbies per Section 4.” As a result, DLANC has requested Applicant to return to present a refined design addressing the street frontage concerns.

If possible, please provide a digital copy of your decision letter by mail to 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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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MAY 8, 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)
Matt Dzurek of Armbruster Goldsmith & Delvac LLP / matt@agd-landuse.com (on behalf of Dignity Health) (via email)

DRAFT

May 8, 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: CPC-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852
Project Address: 554-562 S San Pedro, 555-561 S Crocker St, St. Los Angeles, CA 90013
Applicant: Kevin Murray, Weingart Center Association
Project Description: Removal of existing building and the construction of two new multi-family residential buildings consisting of up to 382 dwelling units, 25,493 square feet of philanthropic institution and 2,250 square feet of retail space.

Dear Zoning Administrator:

At our regularly held public meeting on May 8, 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 April 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC § 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
2. Pursuant to LAMC § 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 (Light Industrial Zone) to C2 (Commercial Zone) to permit the construction of a new mixed-use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
3. Pursuant to LAMC § 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low-Income level, approximately 25,493 square feet of

philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space. The project's proposed floor area ratio is equal to 8.1 to 12 .

4. Pursuant to L.A.M.C. Section 12.21. G.3(a)92), the Applicant requests approval of a Director's Decision to allow
 - i. A 10% increase in the qualifying area of indoor, covered open space to 35% percent of the total required usable open space permitting the project to provide 13,370 square feet of interior common areas.
5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings. Within this Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentives outlined in L.A.M.C Section 12.22 A.29 (c):
 - a. A 35% increase in total floor area
 - b. Open space requirement pursuant to Section 12.21.G reduced one-half
 - c. No parking required for dwelling units for households earning less than 50% Area Medium Income
 - d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit.
6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and resubdivision of the land and the creation of one ground lot containing 3 air space lots necessary to facilitate the development of a mixed-use project.
 - a. Lot 1: ground Lot
 - b. Lot 2: Phase 2 Tower + Portion of Subterranean Parking
 - c. Lot 3: Portion of Phase 1 Tower + Portion of Subterranean Parking
 - d. Lot 4: Portion of Phase 1 Tower + Portion of Subterranean Parking

Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements

Based on affordability levels as set by United States Department of Housing and Urban Development (HUD) consistent with LAMC 12.22 A 19 (a) LAMC 12.22 A 29 (c) (1) permits a 35% increase over the permitted floor area.

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:

May 8, 2018

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- (1) Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.

If possible, please provide a digital copy of your decision letter by mail to 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,

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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)
Jim Ries of Craig Lawson / jim@craiglawson.com (on behalf of the Weingart Center Association) (via email)