

July 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:** ZA-2018-2880-MPA, ENV-2018-1947-CE
Project Address: 450 W Olympic Blvd #B & C Los Angeles, CA 90015
Applicant: Jay Kwon for JKW DTLA INC (GENWA DTLA)

Project Description: The Applicant is seeking a plan approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats and a 467 sq. ft. patio with 20 outdoor seats. Hours of operation from 11:00am to 12:00am, daily.

Dear Zoning Administrator:

At our regularly held public meeting on July 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC section 12.24.M and LAMC section 12.24.W.1 requesting a plan approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats, and a 467 sq. ft. patio with 20 seats, with proposed hours of operation from 11:00am to 12:00 midnight (daily), in the [Q]R5-4D-O Zone, (Previously approved under case No. ZA-2015-810-MCUP).

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

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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,

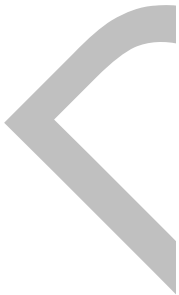
Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JULY 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)
Peter Impala / peter@aralicens.com / Kam Fung Lau / kam@aralicens.com (via email)



July 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:** ZA-2018-1262-ZV
Project Address: 1243 S Olive Los Angeles, CA 90015
Applicant: Howard Hintz – Dukes Southpaw
Project Description: The Applicant is seeking zone variance to allow dog daycare, grooming and boarding facility with no outdoor kennel.

Dear Zoning Administrator:

At our regularly held public meeting on July 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC 12.14, to allow dog boarding (overnight stays) in a C2 Zone in conjunction with a grooming and daycare business.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for on-site dog daycare, grooming and boarding. Subject to 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.

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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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)
Shaneen Tuley / Shaneen@TuleyPM.com (via email)

July 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:** ZA-2018-906-CUB-CUX-ZV-CDO
Project Address: 612 S Broadway Los Angeles, CA 90014
Applicant: Shay Yadin - MCP 612 Broadway
Project Description: Applicant is rehabilitation an existing 68,962sf 6-story high-rise building for creative office and retail use. Applicant is proposing a new 7th floor addition for restaurant use, and an 8th floor (high rooftop) bar with rooftop dining, complimented by live entertainment and dancing.

Dear Zoning Administrator:

At our regularly held public meeting on July 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below, *with the exception of request #3*:

1. Pursuant to LAMC § 12.24 - W,1 a new conditional use permit for the sales and dispensing of a full-line of alcoholic beverages for on-site consumption throughout the 7th and 8th/rooftop floors consisting of 12,251sf and providing a total of 742 seats (Requesting hours of operation from 6:00am-2:00am daily);
2. Pursuant to LAMC § 12.24 – W,18 a conditional use to permit live entertainment and dancing on the 7th and 8th /rooftop floors;
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 uncovered outdoor rooftop dining as well as dancing and entertainment in a C5 zone;
4. A zone variance, pursuant to LAMC §12.27, to allow relief from Ordinance 164,307, to permit a new FAR of 6.85 for a building with an existing nonconforming FAR of 7.11 in lieu of the required 6.0;
5. A zone variance, pursuant to LAMC §12.24-W,18, to allow relief from § 12.21 A-4 for zero parking spaces, in lieu of the 13 triggered spaces required for the increase in FAR;
6. Pursuant to LAMC § 13.08 E, the applicant requests a Community Design Overlay approval for the 1924 building. Proposing a front façade cleaning and restoration, new ground-level storefront, and a new rooftop addition for a proposed restaurant and rooftop bar with outdoor dining.

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In DLANC's view, the information presented provides adequate justification for granting Applicant's requests, *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 a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval;
- (2) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- (3) Applicant will ensure any temporary walkways covered due to construction are well-lit.

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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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JULY 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)
Samira Squires / samira@epgla.com, Liz Opholt / liz@epgla.com liz@epgla.com
(on behalf of Elizabeth Peterson Group) (via email)



July 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:** ZA-2018-331-CUB-CUX-ZAD
Project Address: 124 E Olympic Los Angeles, CA 90015
Applicant: Mart South, LP
Project Description: Adaptive Reuse Conversion of an existing 6-story commercial office building to a 7-story, 149-room, 79,275 square foot hotel with ground floor and rooftop dining. In conjunction with hotel and restaurant use, Applicant is seeking a Conditional Use Permit to allow the sales and service of a full line of alcoholic beverages for on-site consumption and a Conditional Use Permit to allow dancing. Hours of operation 24 hours with alcohol service from 6am – 2am daily. No additional FAR.

Dear Zoning Administrator:

At our regularly held public meeting on July 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC § 12.24-X,1; the applicant requests a Zoning Administrator’s Determination to allow the adaptive reuse of the existing 6-story office building zoned M2-2, located in the Downtown Project Area, constructed in accordance with the building and zoning codes in effect prior to July 1, 1974.
2. Pursuant to the LAMC § 12.24-W,1; the applicant requests a Conditional Use to permit the on-site sales, dispensing, and consumption of a full-line of alcoholic beverages in conjunction with a proposed 7-story hotel comprised of a total 79,257 S.F., having access-cabinets in each of the 149 hotel guest rooms, a 2,602 S.F. ground floor restaurant area with 124 interior seats, a ground floor 2,195 S.F. hotel restaurant with 137 interior seats, 946 S.F. coffee lounge with 36 seats, and a 4,431 S.F. hotel rooftop terrace and pool deck with 147 exterior seats. Proposed hotel hours of operation are 24 hours with alcohol sales from 6am-2am, daily.
3. Pursuant to the LAMC § 12.24-W,18; the applicant requests a Conditional Use to permit dancing throughout the hotel, particularly on the rooftop terrace (alternative layouts provided in “Exhibit A”).

July 10, 2018

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In DLANC's view, the information presented provides adequate justification for granting Applicant's requests, *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 a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval;
- (2) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- (3) Applicant will ensure any temporary walkways covered due to construction are well-lit.

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Sgt. John Strasner (Los Angeles Police Department) (via email)
Liz Opholt / liz@epgla.com liz@epgla.com (on behalf of Elizabeth Peterson Group) (via email)

July 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:** CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR
Project Address: 1033-1057 South Olive Street, Los Angeles, CA 90015
Applicant: Elliott Kahn / 1045 Olive, LLC
Project Description: Applicant is replacing existing uses with a mixed-use high-rise development providing a maximum of 794 residential units and approximately 12,504 square feet of commercial space consistent with the requirements of the Los Angeles Municipal Code.

Dear Zoning Administrator:

At our regularly held public meeting on July 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC § 17.01 and § 17.15, the Applicant requests approval of Vesting Tentative Tract Map 74531, to create one master ground lot and to subdivide the site into 17 airspace lots for a high-density urban mixed use Project containing a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space. Pursuant to LAMC § 12.24-W.1, A Conditional Use Permit to allow the hours of operation for a proposed restaurant from 11:00 a.m. to 12:00 midnight daily, in lieu of hours between 7:00 a.m. and 11:00 p.m. as required for commercial corner development.
 - a. The Applicant requests permission to deviate from the number of parking space 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 residential parking consistent with LAMC § 12.21.A.4.p for a ratio of approximately 1.1 parking space per residential dwelling unit in consideration of its proximity to jobs, services, and public transit.
 - b. The Applicant requests approval of a haul route in conjunction with the Vesting Tentative Tract Map approval.

2. Pursuant to LAMC § 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project Site (Receiver Site) for the approximate amount of 404,803 square feet of floor area.
3. Pursuant to LAMC § 12.24 W.1, the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption only within up to ten premises.
4. Pursuant to LAMC § 16.05, the Applicant requests Site Plan Review.

*Note: Pursuant to various sections of the LAMC, the Applicant will request administrative 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, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

In DLANC's view, the information presented provides adequate justification for granting Applicant's requests, *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. In addition to the conditions below, DLANC strongly encourages incorporating additional retail entrances along Olive Street and that the proposed façade screen material on the exterior of the building does not fully extend or obscure the ground floor on the street fronting elevations.

CONDITION:

- (1) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval;
- (2) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- (3) Applicant will ensure any temporary walkways covered due to construction are well-lit.

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Sgt. John Strasner (Los Angeles Police Department) (via email)
Alexander Irvine / alex@irvineassoc.com , Sara Hernandez /
Sara.Hernandez@dlapiper.com (via email)
Ryan Leaderman / rleaderman@linerlaw.com (via email)

