

September 11, 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 2018-1891-CUB-CUX, ENV-2018-1892-EAF
Project Address: 355-363 S. Broadway, 305-307 W. 4th Street Los Angeles, CA 90013
Applicant: Thor Stevens & Brian McIntire for BLT Nightlife, LLC

Project Description: The Applicant is seeking a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment and public and patron dancing in conjunction with an existing 7,980 square-foot Bar/Lounge/Restaurant having hours of operation and alcohol sales from 11 a.m. to 2 a.m., daily; with a seating capacity for 96 indoor and 52 outdoor patrons; in the [Q]C2-4D-CDO-SN zone; a conversion of the Type 47 license to a Type 48 liquor license; and Modifications to certain conditions that were imposed in the prior grant issued.

Dear Zoning Administrator:

At our regularly held public meeting on September 11, 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 August 21, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's request listed below:

- Pursuant to Condition No. 8 of Case No. ZA 2014-1593(CUB)(CUX)(ZV), a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; with live entertainment and public and patron dancing; in conjunction with an existing 7,980 square-foot Bar/Lounge/Restaurant; having hours of operation and alcohol sales from 11 a.m. to 2 a.m., daily; with a seating capacity for 96 indoor and 52 outdoor patrons; in the [Q]C2-4D-CDO-SN zone; also, a conversion of the Type 47 license to a Type 48 liquor license; and Modifications to certain conditions that were imposed in the prior grant cited above:
- Condition 7d: To allow a dual purpose dance/dining floor measuring 400 instead of: "...Public and patron dancing shall be limited to the 196 square-foot dance floor..."

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- Condition No. 13: To allow an admission or cover charge of twenty dollars instead of “Petitioner(s) shall not require an admission or cover charge that exceeds the entry fee of five dollars as specified by the applicants”.
- Condition No. 23: To remove this condition in its entirety, instead of: “There shall be no queue lines allowed at any time on adjacent sidewalks.”

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *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

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 SEPT 11, 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)
Lee Rabun / clr1985lee@yahoo.com

September 11, 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-2018-1280-CUB, ENV-2018-1281-CE
 Project Address: 504 W. Olympic Blvd. Los Angeles, CA 90015
 Applicant: Harry Hahn

Project Description: The Applicant is seeking a Conditional Use Permit to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing 1,841 Sq ft. mini-market and gas station with hours of operation of 24 hours 7 days a week.

Dear Zoning Administrator:

At our regularly held public meeting on September 11, 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 August 21, 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 Permit to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing 1,841 sq. ft. mini-market and gas station with hours of operation 24 hours, 7 days a week.
- Pursuant to LAMC section 12.24-W.27, A Conditional Use Permit to allow hours of operation 24 hours, 7-days a week in lieu of restricted hours of 7:00 (a.m.) to 11:00 p.m. as required by mini-market shopping center regulations.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *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.

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CONDITIONS:

- (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 provide on-site security during all hours of alcohol sales.

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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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Sherrie Olson / sherrieolson2@gmail.com

September 11, 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-2018-3288-CUB-SPR, ENV-2018-3289-EAF
Project Address: 1138-1142 S. Broadway Los Angeles, CA 90015
Applicant: Kamran Benji for United Broadway, LLC

Project Description: Applicant is proposing the construction, use, and maintenance of a new 139-room, approximate 67,409 SF 15-story hotel providing 42 vehicle parking spaces and 16 bicycle parking spaces. Existing site improvements/landscaping to be removed. Site Plan Review pursuant to Los Angeles Municipal Code (LAMC) Section 16.05 for a hotel in the Greater Downtown Housing Incentive Area. The Applicant is requesting a Conditional Use Permit pursuant to LAMC Section 12.24 W 1 to permit the sale and dispensing of alcohol for on-site consumption in a hotel with a ground floor restaurant/bar containing up to 125 seats, in-room mini-bars, and rooftop patio/bar containing up to 200 seats.

Dear Zoning Administrator:

At our regularly held public meeting on September 11, 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 August 21, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Site Plan Review pursuant to LAMC Section 16.05 for a hotel in the Greater Downtown Housing Incentive Area.
- Conditional Use pursuant to LAMC Section 12.24 W 1 to permit the sale and dispensing of alcohol for on-site consumption in a hotel with a ground floor restaurant/bar containing up to 125 seats, in-room mini-bars, and rooftop patio/bar containing up to 200 seats.

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.

CONDITIONS:

- 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) A minimum of a 6'-0" wide continuous path of travel is provided at the ground floor public right of way following the Downtown Design Guidelines
- 3) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;
- 4) Applicant will ensure any temporary walkways covered due to construction are well-lit

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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Kamran Benji (United Broadway, LLC) / kamran@bluearchinv.com
Matthew Hayden (Hayden Planning) / matthew@haydenplanning.com

September 11, 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-2017-978-ZV-SPPA-SPP, ENV-2017-979-EAF
Project Address: 1018 W. Ingraham St. Los Angeles, CA 90017
Applicant: Nasser Ahmadi for Amir LLC

Project Description: Applicant proposes to build an 8 story mixed-use building with 7 floors of apartments and street level commercial. Parking is proposed to be provided at an off-site location.

Dear Zoning Administrator:

At our regularly held public meeting on September 11, 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 August 21, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Pursuant to LAMC Section 11.5.7C, and Section 17.A.1 of the CCWSP, the Applicant requests Project Permit Compliance review.
 - a. Pursuant to CCWSP Section 3.D, the CCWSP shall serve as a substitute ordinance and process for the requirements of LAMC Section 16.05 and LAMC Section 12.24U14.
 - b. Pursuant to CCWSP Section C2. Appendix D, up to 50% of the required trees will be planted offsite.
- Pursuant to LAMC Section 12.27, the Applicant requests a Variance from Section 12.21A4a to locate the residential parking at an off-site location proximate to the site.

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, haul route, removal of existing street trees, building 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.

CONDITIONS:

- (1) Applicant will maintain pedestrian and bicycle access should the sidewalk be temporarily closed during construction;
- (2) Applicant will ensure any temporary walkways covered due to construction are well-lit;
- (3) Applicant will take every effort to plant the required number of trees, whether on or off-site, with no reduction in required number;
- (4) Applicant will make it the priority to house individuals already within the skid row area;
- (5) Should it be found that there is historical significance to the façade, the Applicant will maintain as much of the historic fabric as feasibly possible.

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Sgt. John Strasner (Los Angeles Police Department) (via email)
Jim Ries / jim@craiglawson.com (via email)