

December 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-2008-2464-CUB-ZV-PA1
Project Address: 1050 South Hill Street Los Angeles, CA Los Angeles, CA 90015
Applicant: Jonathan Lonner for Live Nation Worldwide, Inc.

Project Description: The Applicant is seeking an approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing) and the continued sale of a full line of alcoholic beverages for on-site consumption for all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.

Dear Zoning Administrator:

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

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC section 12.24 M, an Approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing), and the continued sale of a full line of alcoholic beverages for on-site consumption all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.
- Modification of Condition No. 30: Operator shall provide at least one state licensed security guard for each 50 patrons for dancing nights only, and one guard to 100 patrons for other events unless the Police Department determines that a lesser number is acceptable.

- Modification of Condition No. 39 : Proposed hours of operation shall be no greater than 11:00 a.m. to 4:00 a.m. except for filming and the two restaurants which are allowed to open 24 hours daily. Hours for sale of alcohol shall comply with the applicable regulation required by ABC
- Modification of Condition No. 54: Any future business owner/operator shall file a new plan approval application to allow the City of Los Angeles to review the “mode and character” of the usage.

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. In addition - DLANC encourages the applicant to hire locally, incorporate more lighting along street frontage and coordinate with neighboring entertainment venues for queuing.

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 DEC 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)
Jonathan Lonner / jlonner@burnsbouchard.com,
Sara Hernandez / Sara.Hernandez@dlapiper.com

December 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:** PAR-2018-2047-CUB, ZA-2014-1422-CUB
Project Address: 2000 E Olympic Blvd Los Angeles, CA 90021
Applicant: Jorge Penaloza for Penaloza Mexican Restaurant, Inc.

Project Description: The Applicant is seeking a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 2,372 square foot restaurant with 64 interior seats, with a 400 square-foot uncovered patio with 40 outdoor seats, featuring limited live entertainment such as a five piece mariachi band, with hours of operation from 4:00 a.m. to 10:00 p.m. daily.

Dear Zoning Administrator:

At our regularly held public meeting on December 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 November 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 Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 2,372 square-foot restaurant with 64 interior seats, with a 400 square foot uncovered outdoor patio with 40 outdoor seats, featuring limited live entertainment such as a five piece mariachi band.
- Pursuant to LAMC Section 12.24-W,27 – A Conditional Use Permit to allow a deviation from Mini-Shopping Center regulations for hours of operation from 4:00 a.m. to 10:00 p.m. daily, in lieu of 7:00 a.m. to 11:30 p.m. daily.

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.

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;

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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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)
Wil Nieves / [nievasoc@aol.com](mailto:nievesasoc@aol.com)

December 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-2018-0532-CUB, ZA-2018-0533-CE
Project Address: 643 S Olive St Los Angeles, CA 90014
Applicant: 5 Sites, Inc.

Project Description: Applicant is seeking 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 proposed 6,352 sq. ft. restaurant/lounge with 216 indoor seats and hours of operation from 10AM – 2AM daily.

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:

- Conditional Use pursuant to LAMC Section 12.24 W 1 to permit the sale and dispensing of alcohol for on-site consumption in conjunction with a proposed 6,352 sq. ft. restaurant/lounge with 216 indoor seats and hours of operation from 10AM – 2AM daily.

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) Request for operator/tenant to come back and return to present project to DLANC once identified.

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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DLANC President

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DLANC Planning & Land Use Committee Chair

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Sgt. John Strasner (Los Angeles Police Department) (via email)
Brett Engstrom / engstromplanning@gmail.com

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