



www.dlanc.org  
P.O. Box #13096  
Los Angeles, CA 90013-0096

March 10, 2020

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-2019-5418-CUB  
**Project Address:** 824 S Olive St, #101B  
**Applicant:** 824 South Olive St. Wine Bar Corp.

**Project Description:** Applicant is seeking a Conditional Use Permit pursuant to LAMC 12.24.W.1 to permit the sale and dispensing of a full-line of alcoholic beverages.

Dear Zoning Administrator:

At our regularly held public meeting on March 10, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on February 18, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2019-5418-CUB. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

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: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction;

CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours;

CONDITION 3: Design of ground floor of all street-facing elevations maximizes transparency through the use of increased glazing and pedestrian access doors to allow for eyes on the street and pedestrian safety;

CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change;

CONDITION 5: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

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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.

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON May 12, 2020\***

Patricia Berman  
DLANC President

Beverly Christiansen / Ryan Afari  
DLANC Planning & Land Use Committee Chairs

CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Stefan Mailvaganam / [stefan@gmail.com](mailto:stefan@gmail.com) (824 South Olive St. Wine Bar Corp.)