



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-2020-172-CUB
Project Address: 825 W James Wood Blvd
Applicant: Strada Eateria & Bar

Project Description: Applicant is requesting a conditional use permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a 5,680 sq. ft. restaurant having 111 indoor seats with live entertainment, with a 275 sq. ft. uncovered courtyard dining area with 24 outdoor seats, and a 575 sq. ft. covered patio dining area having 36 outdoor seats (with the total restaurant area being 6,530 sq. ft.). The proposed hours of operation from 10:00 a.m. to 2:00 a.m. daily.

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-2020-172-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: 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 2: Owner/Operator will come back and present to PLUC should owner/operator change.

Planning Case No: ZA-2020-172-CUB

March 10, 2020

Page 2

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 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)
Eddie Navarrette / tari@fedesignandconsulting.com (FE Design and Consulting)