

Planning and Land Use Committee (all letters are in the packet) CUB letters of support will be sent to the Los Angeles City Department of Planning, Office of Zoning Administration, unless otherwise noted in item.

### New Business

**Case Number:** ZA-2019-7012-SPP-CUB-CUX

**Project Location:** 333 Boylston - Telegram

**Project Description:** Conditional use for the on-site sale and dispensing of a full line of alcohol, live entertainment, and patron dancing in conjunction with the remodel of an existing nightclub/restaurant, and a Specific Plan Project Permit Compliance for a facade remodel and new signs in the Central City West Specific Plan.

**Project Request:** (1) A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the remodel of an existing nightclub/restaurant, (2) A Conditional Use to permit live entertainment and patron dancing in conjunction with the remodel of an existing nightclub/restaurant, and (3) Project Permit Compliance for a façade remodel and new signs at an existing nightclub/restaurant in the Central City West Specific Plan.

**MOTION:** “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7012-SPP-CUB-CUX. Support is conditioned on request that a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; c) 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, (d) Owner/Operator will come back and present to PLUC should owner/operator change”  
(Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0)

**Case Number:** ZA-2019-7295-CUB & ZA-2019-7296-CE

**Project Location:** 821 S Mateo St.

**Project Description:** The creation of a new 6,258 sq. ft. bar/restaurant/lounge/event space with 163 seats, with on-site, full-alcohol service, and live entertainment.

**Project Request:** Pursuant to LAMC Section 12.24-W.1, the Applicant requests a Conditional Use Permit to allow the sale, dispensing, consumption of a full line of alcoholic beverages in conjunction with a 6,258 square foot bar/restaurant/lounge/event space with indoor seating for 163 patrons, with live entertainment. Proposed Hours of Operation are 9:00 a.m. to 4:00 a.m. daily.

**MOTION:** “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7295-CUB & ZA-2019-7296-CE. Support is conditioned on request that a) no off-site sale of alcohol is permitted; b) Owner/Operator will come back and present to PLUC should owner/operator change.”  
(Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0)

**Case Number:** ZA-2019-7157-CUB

**Project Location:** 501 W. Olympic, Unit 101

**Project Description:** Conditional Use - Beverage to allow the sale & dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with 2,630 sf restaurant with 75 seats, with hours of operation 6:00am to 2:00am daily, in the [Q]R5-4D Zone

**Project Request:** CUB, full line alcohol (Type 47)- This is for a future restaurant tenant (the owner is currently searching for a tenant).

**MOTION:** “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7157-CUB. Support is conditioned on request that a) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; b) Owner/Operator will come back and present to PLUC when operator is identified; c) Owner/Operator will come back and present to PLUC should owner/operator change.”

(Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 4, Recused: 1)

**Case Number:** ZA-2019-6242-ZV-MCUP-CUX

**Project Location:** 433 S Spring Street

**Project Description:** Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 existing restaurant venues and open air outdoor rooftop bar.

**Project Request:** Authorizing Section: LAMC 12.24-W,1: A Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 in the [Q]C4-2D Zone. Authorizing Section: LAMC 12.24.W, 18: A Conditional use permit for public and patron dancing and live entertainment with a restaurant. Authorizing Section: LAMC 12.27: A Variance to permit an open air, outdoor rooftop bar in conjunction with the operation of a restaurant and ancillary uses in the [Q]C4-2D Zone.

**MOTION:** “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-6242-ZV-MCUP-CUX. Support is conditioned on request that a) Owner/Operator will come back and present to PLUC should owner/operator change; b) windows shall be closed at 10:00pm on weekdays and 12:00am on weekends to mitigated noise and outdoor amplified music shall be in compliance with the LA Noise Ordinance.”

(Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 4, Recused: 1)

**Case Number:** ZA-2019-6287-CUB

**Project Location:** 518 W. 7<sup>th</sup> – H&H Brazilian Steakhouse

**Project Description:** An existing restaurant with 190 seats wishes to sell and serve a full line of alcoholic beverages, have live entertainment, and extend the daily hours from 11pm to 2am.

**Project Request:** The applicant requests a Conditional Use Permit to serve beer, wine, and liquor, and have live entertainment.

**MOTION:** “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-6287-CUB. Support is conditioned on request that Owner/Operator come back and present to PLUC should owner/operator change.”

(Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0)