

May 14, 2019

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-2019-793-CUB-ZV, ENV-2019-794-CE  
**Project Address:** 835 W Wilshire Blvd. Los Angeles, CA 90017  
**Applicant:** Evette Gonzalez for CVS Pharmacy c/o Boos Development Group, Inc  
**Project Description:** An interior tenant improvement to construct a drug store/pharmacy with off-site sale of a full line of alcoholic beverages.

Dear Zoning Administrator:

At our regularly held public meeting on May 14, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on April 16, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC conditionally supports the Applicant’s requests listed below:

As permitted under Section 12.24 W 1 of the LAMC, the Applicant requests a Conditional Use Permit to allow to the sale and distribution of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 11,345 square-foot drug store.

The applicant is proposing to take over a vacant retail tenant space, formerly occupied by a copy/print store, within an existing 37,238 square-foot six-story commercial structure in the C2-4D Zone, with 24 hours of operation 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.

CONDITION 1: The Applicant will not tint or provide super graphics on ground floor windows that obscure the interior;

CONDITION 2: The Applicant will not have shelving along or blocking the ground floor windows.

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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,

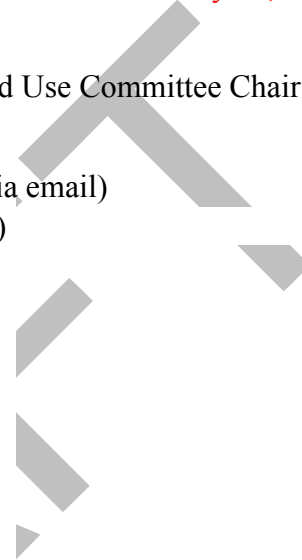
Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON May 14, 2019\***

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)  
Margaret Taylor / Margaret@Apex-LA.com (via email)



May 14, 2019

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-2013-1141-MPA-PA1  
**Project Address:** 735 S Figueroa Blvd, Los Angeles, CA 90017  
**Applicant:** Al Watson for Gulp Sushi-Ale House Inc  
**Project Description:** A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for onsite consumption.

Dear Zoning Administrator:

At our regularly held public meeting on May 14, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on April 16, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed:

1. Pursuant to LAMC 12.24-M, Applicant requests to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,857 square-foot restaurant with 158 seats, a 739 square-foot covered patio with 40 outdoor seats and having the hours of operation from 10:00 a.m. to 2:00 a.m. daily in a C2-4D Zone

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.

CONDITION 1: Owner/Operator will return to PLUC and present should ownership and/or tenant change.

Although not a condition - if Applicant decides to amend their application to request that the Chief Zoning Administrator waive a public hearing – DLANC will support the Applicant’s request.

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.

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CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
**Jack R. Dent / [jack.dent@bershire-group.com](mailto:jack.dent@bershire-group.com) (via email)**  
Elizabeth Peterson / [elizabeth@epgla.com](mailto:elizabeth@epgla.com) (via email)  
Samira Squires / [samira@epgla.com](mailto:samira@epgla.com) (via email)

May 14, 2019

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-2019-1319-CUB-CUX, ENV-2019-1318-CE  
**Project Address:** 650 S Spring St. Los Angeles, CA 90014  
**Applicant:** Eric Cloutier for the Vault Lounge, LLC  
**Project Description:** Conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption.

Dear Zoning Administrator:

At our regularly held public meeting on May 14, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on April 16, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to Los Angeles Municipal Code Section 12.24W, A Conditional Use Permit to allow the continued sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with an existing 40,000 sq. ft. restaurant, banquet hall, bar and lounge with 1,544 seats with live entertainment and patron dancing. Hours of operation from 9:00 a.m. to 2:00 a.m., daily.
- ◀ 2. Pursuant to 12.24-W, 18, A Conditional Use Permit to allow the continued live entertainment and public patron dancing in an existing bar/nightclub/lounge/banquet hall.

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.

CONDITION 1: Owner/Operator will return to PLUC and present should ownership and/or tenant change.

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Sgt. John Strasner (Los Angeles Police Department) (via email)  
Elizabeth Peterson / [elizabeth@epgla.com](mailto:elizabeth@epgla.com) (via email)  
Christine Rivera / [christine@epgla.com](mailto:christine@epgla.com) (via email)

May 14, 2019

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200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2018-6711-CUB  
**Project Address:** 206-208 E 8<sup>th</sup> Street, Los Angeles, CA 90015  
**Applicant:** Teodoro Diaz Rodriguez JR for Sonoratown LLC  
**Project Description:** A new Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and an expansion of an existing restaurant facility.

Dear Zoning Administrator:

At our regularly held public meeting on May 14, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on April 16, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests a new Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption
2. In conjunction, Applicant requests an expansion of an existing restaurant facility with 902 interior square feet, 90 exterior square feet, 29 interior seats, and 7 exterior seats, with hours of operation from 9am-2am, daily. Pursuant to LAMC 12.24 W.27, the applicant is requesting relief from LAMC 12.22 A.23 to allow hours of operation between 9am and 2am daily, in excess of the standards set forth for Commercial Corner (7am-11pm on a commercial corner lot).

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.

CONDITION 1: Owner/Operator will return to PLUC and present should ownership and/or tenant change.

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Elizabeth Opholt / [elizabeth.opholt@gmail.com](mailto:elizabeth.opholt@gmail.com) (via email)  
Teodoro Diaz Rodriguez Jr / [sonoratownla@gmail.com](mailto:sonoratownla@gmail.com)(via email)

DRAFT