

DLANC

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

www.dlanc.org

P.O. Box #13096

Los Angeles, CA 90013-0096

DRAFT

August 13, 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-2019-1213-CUB
Project Address: 740 S. Broadway, Suite A Los Angeles, CA 90014
Applicant: Houman Sarshar, on behalf of 740 South Broadway Associates, LLC
Project Description: Applicant requests a Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a new bar/lounge in an existing building.

Dear Zoning Administrator:

At our regularly held public meeting on August 13, 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 June 18, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC 12.24-W-(1), Applicant requests the sale, service and consumption of a full-line of alcoholic beverages for on-site consumption.
2. In conjunction, Applicant proposes a new 1,766 sq. ft. bar lounge located in an existing building, with a 1,571 sq. ft. indoor area having 105 interior seats, including a 195 sq. ft. uncovered patio located, with 10 outdoor seats; and with a 94 sq. ft. stage for live acoustic entertainment; with hours of operations from noon to 2:00 am Monday through Friday and from 10:00 am to 2:00 am Saturday and Sunday, patio closing at midnight and live entertainment hours from 5pm-2am.

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

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 August 13, 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)
Kate Bartolo / kate@katebartolo.com

August 13, 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-2019-1215-CUB
Project Address: 740 S. Broadway, Suite B Los Angeles, CA 90014
Applicant: Houman Sarshar, on behalf of 740 South Broadway Associates, 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 in conjunction with a proposed bar/lounge in the basement of an existing building.

Dear Zoning Administrator:

At our regularly held public meeting on August 13, 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 June 18, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC 12.24 W1, the Applicant requests a new Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption.
2. In conjunction, Applicant proposes a new 2,496 square foot bar/lounge in the basement of an existing building, having 134 seats, with a 186 square foot stage for live acoustic entertainment and hours of operation from noon to 2am Monday through Friday and from 10am – 2am Saturday and Sunday, Live entertainment limited hours of operation are from 5pm – 2am.

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

Planning Case No: ZA-2019-1215-CUB

August 13, 2019

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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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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON August 13, 2019***

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DLANC Planning & Land Use Committee Chair

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