

September 10, 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-2019-1002-MPA
Project Address: 924 - 962 S. Olive St. & 321 W. Olympic St., Suite b
Applicant: Bossa Nova Inc.
Project Description: Proposed restaurant with a full line of alcoholic beverages for on-site consumption.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC conditionally supports the Applicant’s requests listed below:

Pursuant to condition No. 7 of Case No. ZA-2015-0807(MCUP), Applicant requests a Plan Approval in order to implement and utilize the Master Conditional Use Permit authorization to allow the sale and dispensing of a full line of alcoholic beverages for on-Site consumption; in conjunction with a proposed 4,739 square-foot restaurant; with a total seating capacity of 114 (93 indoor and 21 outdoor patrons having hours of operation from 8 am to 4 am., and alcohol sales from 8 a.m. to 2 a.m. daily in the (Q)R5-4D 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.

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,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON September 10, 2019***

Patricia Berman
DLANC President

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

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Lee Rabun / clr1985lee@yahoo.com (via email)

DRAFT

September 10, 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 2019-3411-CUB
Project Address: 304 S. Broadway (300-310 1/2 S. Broadway & 216-224 W. 3rd St.)
Applicant: Joshua Wyatt for NeueHouse
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 café within a member only work space.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed:

Applicant requests a Conditional Use Permit, pursuant to LAMC 12-24W.1 to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operations of a 678 sq. ft. café with 33 interior seats located within a 20,000 sq. ft. member only work space and proposing the hours of operation from 6:00 a.m. to 2:00 a.m. daily in a [Q]C4-4D-CDO-SN Zone.

A Type 47 which will be converted to a type 57 (Special On Sale General) Authorizes the sale of beer and wine, and distilled spirits to members and guests only for consumption on the premises where sold. Authorizes the sale of beer and wine to members and guests only, for consumption off the licensed premises. Food service is not required Minors are allowed on the premises.

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.

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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Zoe O'Dea / Zoe.ODEa@neuehouse.com (via email)
Veronica Becerra / ybcommerical@outlook.com (via email)

DRAFT

September 10, 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-219-2724-ZAD-ZAA
Project Address: 803 E. 5th St.
Applicant: Alejandro Martinez for Coalition for Responsible Community Development
Project Description: Applicant adaptive reuse of three existing commercial building to include new low affordable housing units, commercial space, and car parking.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

Adaptive reuse of three existing commercial buildings to include 95 units with 94 reserved for extremely low affordable housing units with a minimum 240 sq. ft. to 609 sq. ft. and sq. ft. 16,071 s.f. Com'l Space and 10 car pkg & 63 Long Term & 7 Short Term bike pkg.

Pursuant to LAMC 12.24 X 1 for Zoning Administrator review, to allow the Adaptive Reuse of three existing structures located in the Downtown Project Area, currently zoned M2-2D.

Applicants seek exception to the minimum 450 square foot or average 750 square foot floor area requirements for new dwelling units and joint living and work quarters in adaptive reuse project (Section 12.22-A,26 of the Los Angeles Municipal Code or Section 5 B(1) of the Adaptive Reuse Incentive Areas Specific Plan, Ordinance No. 175,038) pursuant to Section 12.28 of the LAMC. The ZAA may permit deviation from these requirements in excess of 20%

Applicants seek reduction in off street parking per 12.22 A.26 sub paragraph (2)

Incentives and Exceptions to reduce the 15 car parking spaces called out in the C of O dated 4/30/71 to a minimum 10 car parking including one (1) ADA parking space. Reduction is requested to allow the property to comply with current parking regulations including ADA parking.

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.

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

CONDITION 3: Owner/operator will make providing housing for the existing homeless residents in DTLA a priority to the greatest extent feasible

CONDITION 4: All services will be strictly provided to residents of the building and no services will be provided to non-residents

CONDITION 5: Services will not be located within the ground-floor, street-facing spaces

CONDITION 6: All ground floor street-facing spaces will retain transparency at all times to allow for eyes on the street and pedestrian safety

CONDITION 7: The property will not become a transitional shelter.

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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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Alejandoro Martinez / amartinez@coalitionred.org (via email)

September 10, 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-2019-3238-CUB
Project Address: 601 S Figueroa Street, Suite 175 & 250
Applicant: Two Guns Espresso
Project Description: Applicant requests a 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 restaurant and outdoor covered patio.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a restaurant with 1,660 square-feet and 22 seats interior on the first floor, 710 square-feet on the second floor and 870 square-feet with 26 seats on a covered outdoor patio for a total of 3,240 square-feet and 48 seats. Hours of operation from 7am – 11 pm, daily.

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.

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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Apex-LA / 213.330.0335 (via phone)

DRAFT

September 10, 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-2019-3583-CUB-CU
Project Address: 515 W. 7th Street
Applicant: Spirited Group Properties, LLC
Project Description: A Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a bar with live entertainment in an existing building basement.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 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 August 20, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

A Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,090 s.f. bar with live entertainment (amplified bands and DJs) and no more than 19 coin-operated games (pool, skeeball, pinball, and arcade games) having 61 seats and with hours of operation from 6 a.m. to 2 a.m. daily within the C2-4D zone.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests (as modified by the applicable conditions set forth below). *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)
Eddie Navarrette / dafne@fedesignandconsulting.com (via email)

DRAFT