June 13, 2017

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012


Project Address: 1020 S. Figueroa St. Los Angeles, CA 90015
Applicant: Hazens Group
Project Description: Project supported by DLANC on 7/14/15 (Site Plan Review for the development of a multi-phase mixed-use project consisting of a 250 room hotel, 650 residential condominiums and approximately 80,000 square feet of retail and restaurant uses; TFAR to allow FAR of 10:1 in lieu of 6:1). Design has modified as follows: Overall development floor area reduced by 24%, residential units reduced by approximately 33%, commercial uses reduced by approximately 31%, digital signage reduced by approximately 63% and construction impact reduced by eliminating 32 story tower.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on May 16, 2017, by DLANC’s Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant’s request for support of a modified design of the project as described above.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. Subject to 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.

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,

* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JUNE 13, 2017*
Patricia Berman  Scott Bytof
DLANC President  DLANC Planning & Land Use Committee Chair

CC:  Shawn Kuk (Council District 14) (via email)
     Sgt. John Strasner (Los Angeles Police Department) (via email)
     Jerry Neuman of Liner LLP (on behalf of Hazens Real Estate Group) (via email)
June 13, 2017

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: Planning Case No: CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-ZV-SPR,
CPC-2013-4051-DA
Project Address: 1057 S San Pedro St, Los Angeles, CA 90015
Applicant: The City Market of Los Angeles, Inc.
Project Description: This Project was previously supported by DLANC in 2013. This request is for an updated support letter. The Applicant is seeking to redevelop the site with a mixed use project consisting of educational, office, residential, hotel, entertainment and retail uses. The project is designed to achieve a maximum FAR of 4.10:1 which generates approximately 1.79 million square feet of floor area.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 16, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to California Government Code Sections 65864-65869.5, the Applicant respectfully requests approval of a Development Agreement (“DA”) for a period of 25 years.

2. Pursuant to LAMC Section 11.5.6, as authorized by the Los Angeles Charter Section 555, a General Plan Amendment to change the land use designation from Light Manufacturing (“LM”) to Regional Commercial (“RC”) and apply the existing General Plan Footnote No. 4 to the Project Site which will create consistency with the Project scope and the proposed C2 zone change.

3. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from M2-2D to [Q]C2-2 to permit the construction of the project described below, including provisions for the application of the Land Use Equivalency Program.

4. Pursuant to LAMC Section 12.32 F, the Applicant respectfully requests approval of a Height District change to apply a new ‘D’ limitation to modify the allowable FAR from 3:1 to 4.1:1 below.
5. Pursuant to LAMC Section 12.32 S, a Supplemental Use District to permit a sign district covering the Property in order to enhance the theme and unique qualities of the entire Project.

6. Pursuant to LAMC Section 12.24 W 19 a Conditional Use Permit to allow FAR averaging in a unified development not to exceed 4.1:1 FAR over the entire Site. However, a maximum FAR of 4.43:1 will be permitted on Block 1, 3.40:1 FAR on Block 2, 2.43:1 FAR on Block 3 and 7.19:1 of Block 4.

7. Pursuant to LAMC Section 16.05, the Site Plan Review Site Plan Review for a project
   a. That meets the provisions specified in the LAMC Section 12.24 U14 (c) (2) as a major development project, and
   b. That results in an increase of 50,000 gross square feet or more of nonresidential floor areas and/or 50 or more dwelling units or guest rooms

8. Pursuant to LAMC Section 12.24 W 1, a Master Conditional Use Permit for the off- and on-site sales of alcoholic beverages in retail establishments, bars and restaurants. Specifically, the Applicant is requesting:
   a. 3 total off-site sales permits with 2 offering a full line of alcohol and 1 offering beer and wine.
   b. 20 on-site sales permits with 17 offering a full line of alcohol and 3 offering beer and wine.

9. Pursuant to LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of five ground lots containing 14 air space lots necessary to facilitate the development of a mixed-use project defined below.
   a. Lot Configurations
      i. Block 1: consisting of 1 ground Lot, Airspace 8 and approximately 240,071 square foot of lot area.
      ii. Block 2: consisting of 2 ground lot, 6 air space lots and approximately 132,399 square feet of lot area
      iii. Block 3: consisting of 1 ground lot and approximately 16,600
      iv. Block 4: consisting of 1 ground lot, no air spaces lots and approximately 22,885 square feet of lot area.
   b. The Applicant is also requesting partial vacation of the alley located within Block 2 of the site which is surrounded by San Pedro, San Julian, 12th and 11th Streets.
   c. Merge that portion of San Julian Street (Approx. 2 ft.) which is over dedicated.
d. Reduction from Advisory Agency’s Parking Policy to allow parking to be calculated based on LAMC. In addition to the specific discretionary actions identified above, other discretionary approvals may be required from the Lead Agency and various responsible agencies, including but not limited to demolition including street trees, grading, excavation, and foundation permits, and haul route approval.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. Subject to 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.

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 JUNE 13, 2017*

Patricia Berman	Scott Bytof
DLANC President	DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Jim Ries of Craig Lawson (on behalf of The City Market of Los Angeles, Inc.) (via email)
June 13, 2017

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

    Project Address: 910 S Broadway Los Angeles, CA 90015
    Applicant: Jonathan Airis/Colossal Media Group
    Project Description: Project Permit Compliance for a hand-painted Secondary Façade sign on the north building elevation of approximately 1,417 SF within Broadway Sign Supplemental Use District Specific Plan.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 16, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC Section 11.5.7 and in accordance with the provisions of the Historic Broadway Sign Supplemental Use District, a Plan Permit Compliance approval to construct, use, and maintain an approximately 1,417-square foot Secondary Façade Sign with changeable copy (content of the sign will be changed periodically during the life of the requested grant) on an existing seven-story building, which is approximately 85-foot in height, and located within the [Q]C2-4D-CDO-SN Zone at 908-910 S. Broadway within the Central City community of the City of Los Angeles. No change to the footprint of floor area of the existing building is proposed as part of this request.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. 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 request.

CONDITION 1: The changeable copy on the sign will always adhere to the Historic Broadway Sign Guidelines.

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 JUNE 13, 2017*

Patricia Berman         Scott Bytof
DLANC President         DLANC Planning & Land Use Committee Chair

CC:    Shawn Kuk (Council District 14) (via email)
      Sgt. John Strasner (Los Angeles Police Department) (via email)
      Christopher Murray of Rosenheim & Associates (on behalf of Colossal Media Group)
      (via email)
June 13, 2017

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

Project Address: 855 S Broadway, Los Angeles, CA 90014
Applicant: il Caffe Inc.
Project Description: Pursuant to LAMC 12.24-W.1, the Applicant requests a conditional use permit to allow the continued on-site sale and consumption of beer and wine in conjunction with an existing 1,404 SF ground floor café having 36 interior seats with an additional 8 seats on 124 SF of uncovered outdoor dining with hours of operation from 6am to 2am daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 16, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24-W.1, the Applicant requests a Conditional Use Permits to allow the continued on-site sale and consumption of beer and wine in conjunction with an existing 1,404 SF ground floor café having 36 interior seats with an additional 8 seats on 124 SF of uncovered outdoor dining with hours of operation from 6am to 2am daily.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. Subject to 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.

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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Patricia Berman                      Scott Bytof
DLANC President                      DLANC Planning & Land Use Committee Chair

CC:  Shawn Kuk (Council District 14) (via email)
     Sgt. John Strasner (Los Angeles Police Department) (via email)
     Elizabeth Peterson of Elizabeth Peterson Group, Inc. (on behalf of il Caffe Inc.) (via email)
June 13, 2017

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-2017-1843-CUB  
Project Address: 108 W 2nd St #105-106, Los Angeles, CA 90012  
Applicant: Karen Hatfield/Two Hatfield, LLC  
Project Description: Pursuant to LAMC 12.24 W-1, a conditional use permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,282 SF restaurant with 64 indoor seats on the ground floor, a 500 SF mezzanine with 26 indoor seats, and a 340 SF enclosed, outdoor patio in the public right of way with 32 seats. Proposed hours of operation are 7:00AM-10:00PM on the proposed patio.

Dear Zoning Administrator:

At our regularly held public meeting on June 13, 2016, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 16, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24 W-1, a conditional use permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,282 SF restaurant with 64 indoor seats on the ground floor, a 500 SF mezzanine with 26 indoor seats, and a 340 SF enclosed, outdoor patio in the public right of way with 32 seats. Proposed hours of operation are 7:00AM-10:00PM on the proposed patio.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request. Subject to 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.

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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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)
Eddie Navarette of FE Design & Consulting (on behalf of Two Hatfield, LLC) (via email)