

January 9, 2018

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-2017-3697-CUB, ENV-2017-3698-CE
Project Address: 939 S Broadway, Los Angeles, CA 90015
Applicant: Emmanuel Dossetti, Le Zinc Bar, Inc.
Project Description: Proposed 4250 sqft. Restaurant (Zinque) w/139 interior seats & 485 square-foot patio (120 sqft. uncovered) with 20 exterior seats, serving a full line of alcoholic beverages for on-site consumption & hours 6-12am in the [Q]C2-4D-CDO-SN zone.

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Per LAMC Authorizing Section 47, 12.24-W,1, Conditional Use permit to allow [TYPE 47] On-Sale General Eating Place for on-site consumption of beer, wine, distilled spirits in in conjunction with a Bona Fide Place/Restaurant incl. 3250 SF/159 Seat Dining Area w/proposed hrs of Op: 0600-0200, 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. While DLANC’s support is not conditioned, DLANC strongly recommends that the outdoor seating of the restaurant provide a maximum of one expanded seating area and update the design to facilitate more fluid pedestrian movement along the sidewalk.

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 JANUARY 9, 2018***

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)
Kristin Dossetti/ kristin@lezinque.com (on behalf of Emmanuel Dossetti, Le Zinc Bar,
Inc.) (via email)

DRAFT

January 9, 2018

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-2012-914-CUB-PA1, ENV-2017-4553-CE
Project Address: 108 W 2nd Street, Los Angeles, CA 90012
Applicant: Pawan Mahendro/Badmaash
Project Description: Continuation of the on-site sale of beer and wine at restaurant (Badmaash).

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Conditional Use Permit to allow the continued sale of beer and wine for onsite consumption in conjunction with the operation of an existing restaurant [Badmaash] with approximately 1,600 SF interior with 43 seats and approximately 400 sq. ft. exterior with 10 seats for a total of 2,000 SF and 53 seats. Hours of operation from 8 am to 11 pm, Sunday through Wednesday and 8 am to 1 am, Thursday through Saturday.

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,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JANUARY 9, 2018***

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 of Apex LA/margaret@apex-la.com (on behalf of Pawan
Mahendro/Badmaash) (via email)

DRAFT

January 9, 2018

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-2010-1071-CUB-PA1
Project Address: 600 W 7th Street, Los Angeles, CA 90017
Applicant: Sushi Nozawa, LLC
Project Description: The application is for a Plan Approval-Booze (PAB) to remove the Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (PAB) for the project site (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568) (Sugarfish).

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24(M) and ZA memo No. 122 (July 28, 2010), Zoning Administrator’s approval of a Plan Approval-Booze (PAB) to remove Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (CUB) for a 1,722 square-foot restaurant (Sugarfish) at 600 W 7th Street (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

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 project.

CONDITION: Support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.

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 JANUARY 9, 2018***

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)
Louie F. Cano of CANO Liquor License Consulting (on behalf of Sushi Nozawa, LLC)
(via email)

DRAFT



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

January 9, 2018

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-2017-3062-CUB, ENV-2017-3061-CE
Project Address: 842 South Broadway, Los Angeles, CA 90014
Applicant: Steve Needleman/Anjac Fashion Buildings, LLC
Project Description: Continued operation of a theater/event venue with a food service and accessory alcoholic beverage service (Orpheum Theatre).

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to Condition No. 33 of Case No. ZA 2008-4621(CUB), a renewal of 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 the operation of the existing 43,600 square-foot Orpheum Theatre; having hours of operation and alcohol sales from 2 p.m. to 2 a.m., daily; with a seating capacity for 2,100 persons; in the [Q]C5-4D-CDO-SN zone.

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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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)
Lee Rabun of CLR Enterprises, Inc. (on behalf of Steve Needleman/Anjac Fashion Buildings, LLC) (via email)

DRAFT

January 9, 2018

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 2017-4214 CUB
Project Address: 809 S Hill, Los Angeles, CA 90014
Applicant: Ivan Field/Field Management of DTLA, Inc.
Project Description/Request: Pursuant to LAMC 12.24W-1 a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed 2527 square foot restaurant with 68 seats and a proposed 496 sq ft covered outdoor patio with 20 seats. Proposed hours 11am to 9(pm) daily.

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed above.

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 project.

CONDITION: Support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.

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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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)
Fernando Diaz of Ane Consulting, Inc. (on behalf of Ivan Field/Field Management of
DTLA, Inc.) (via email)

DRAFT

January 9, 2018

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-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309

Project Address: 1800 E. 7th Street, Los Angeles, CA 90021

Applicant: Fred Afari, PE/Elm Tree Investments, L.P.

Project Description: 122 dwelling units in an approximately 130,000 square foot, seven-story building with two levels of subterranean parking. The Project includes 14 very low income affordable housing units and approximately 15,385 square feet of related commercial, art, and production space. The Project will be attractively landscaped and includes approximately 10,393 square feet of open space.

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial;
2. Pursuant to Section 12.32.Q of the Municipal Code, a Vesting Zone and Height District Change from M3-1-RIO (Heavy Manufacturing Zone) to C2-2D-RIO (Commercial). The D limitation would limit the FAR to 4.7 to 1;
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for the development of up to 122 residential Live/Work units with related amenities and art and production spaces, as well as 9,500 square feet of commercial space;
4. Pursuant to Section 12.22.A.25(f)(6) of the Municipal Code, an On-Menu Density Bonus Incentive to allow an approximately 20 percent reduction in open space;

5. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentive for a modification or waiver of development standard to permit 5-foot side yard setback along east property line of the building (in lieu of code-required 10-foot setback) and 5-foot rear yard setback (in lieu of code-required 19-foot setback) for the residential portions of the building;

6. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentives to waive the requirements of Sections 12.21.A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second level of the underground parking garage in lieu of the parking-garage-level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building; both in accordance with attached plans;

7. Pursuant to Section 12.24.W of the Municipal Code, a Conditional Use Permit to allow the service of a full line of alcohol in connection with a restaurant.

8. Pursuant to Section 17.15 of the Municipal Code, Vesting Tentative Tract Map 74309 for one ground lot and five airspace lots; and

9. Haul Route Approval.

Applicant notes that by providing 14 Very Low Income affordable housing units (11 percent), the Project is entitled to, by right, reduced parking under AB 744.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. *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: Applicant shall include verbiage in its planning case (CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309) to stipulate that public sidewalk access will be maintained during construction.

CONDITION 2: Future tenants shall return to present at PLUC when required to apply for plan approval.

DLANC's support is based on the design as presented to PLUC, and as such, DLANC strongly encourages the design to be maintained in regards to the quality of materials, window design, roof canopy and canopy at ground floor.

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.

January 9, 2018

Page 2

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JANUARY 9, 2018***

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)
Alix Wisner/Dale Goldsmith/dale@agd-landuse.com of Armbruster Goldsmith & Delvac
LLP (on behalf of Fred Afari, PE/Elm Tree Investments, L.P.) (via email)

DRAFT

January 9, 2018

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-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868
Project Address: 911-955 S. Georgia St; 1000-1016 W. James M. Wood Blvd; 936-950 S. Bixel St; 1013-1025 W. Olympic
Applicant: Joseph Lin/LA Gateway, LLC
Project Description: The Project would include up to 1,845,831 square feet of floor area (approx. 13:1 FAR) in three towers. It would consist of a total of 1,367 residential units; 20,000 sf of restaurant uses; 20,000 sf of other commercial uses; and 2,131 parking spaces below grade (referred to as the Olympia Project).

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on December 19, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

In order to implement the Olympia Project, the Applicant is requesting approval of the following discretionary actions from the City:

1. Pursuant to Los Angeles Municipal Code (“LAMC”) Sections 14.5.6 and 14.5.8 through 14.5.12, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, to the Project Site. Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR and 1,845,831 square feet of total floor area.
2. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for on-site and off-site sale and service of alcohol and live entertainment at multiple locations.
3. Pursuant to LAMC Section 12.24-U.14 and 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
4. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
5. Pursuant to LAMC Sections 13.11 and 12.32 S, for the creation of an “SN” Sign District.

January 9, 2018

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6. Pursuant to LAMC Section 12.36, concurrent consideration under The Multiple Approvals of all entitlement requests.
7. Development Agreement for a term of up to 15 years.
8. Determination under the City Center Redevelopment Plan, as necessary to allow a residential use in a commercial zone.
9. Other discretionary ministerial permits and approvals that may be deemed necessary.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. *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: Applicant shall include verbiage in its planning case (CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868) to stipulate that public sidewalk access will be maintained during construction.

CONDITION 2: Future tenants shall return to present at PLUC when required to apply for plan approval.

In addition, while not conditions to DLANC's support of Applicant's project, DLANC has the following recommendations: (i) DLANC strongly encourages the property owner to work with Caltrans to provide and maintain attractive landscaping and security barriers for the Caltrans berm area between the project site and Interstate 110 Freeway. This commitment should be for the duration of the project; (ii) DLANC encourages further studying vehicular access and suggests reducing the number of curb cuts off of Georgia Street.

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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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)
Francis Park/FPark@parkvelayos.com of Park & Velayos LLP (on behalf of Joseph Lin/LA Gateway, LLC) (via email)



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

January 9, 2018

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-2011-1314-CUB-PA1
Project Address: 852 S Broadway (826-860 S Broadway and 119-129 W 9th Street), Los Angeles, CA 90014
Applicant: Sam Nazarian/Umamicatessen, LLC
Project Description/Request: Renewal of 2011 CUP to continue to allow sale of alcoholic beverages at Umami restaurant.

Dear Zoning Administrator:

At our regularly held public meeting on January 9, 2018 the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on November 21, 2017, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to Section 12.24M and 12.24 W1, Plan approval for renewal of Conditional Use Permit ZA-2011-1314 (CUB) to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 6,650 square foot restaurant in the [Q]C5-4D-CDO zone.

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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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)
Lainie Herrerra of Navigate Planning (on behalf of Sam Nazarian/Umamicatessen, LLC) (via email)