

July 10, 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-2018-2880-MPA, ENV-2018-1947-CE
Project Address: 450 W Olympic Blvd #B & C Los Angeles, CA 90015
Applicant: Jay Kwon for JKW DTLA INC (GENWA DTLA)

Project Description: The Applicant is seeking a plan approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats and a 467 sq. ft. patio with 20 outdoor seats. Hours of operation from 11:00am to 12:00am, daily.

Dear Zoning Administrator:

At our regularly held public meeting on July 10, 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 June 19, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC section 12.24.M and LAMC section 12.24.W.1 requesting a plan approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats, and a 467 sq. ft. patio with 20 seats, with proposed hours of operation from 11:00am to 12:00 midnight (daily), in the [Q]R5-4D-O Zone, (Previously approved under case No. ZA-2015-810-MCUP).

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for on-site sale and consumption of a full-line of alcohol but not offsite sales. *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) In the event of a change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

September 11, 2018

Page 2

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 JULY 10, 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)
Peter Impala / peter@aralicens.com / Kam Fung Lau / kam@aralicens.com (via email)

DRAFT

September 11, 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-2017-978-ZV-SPPA-SPP, ENV-2017-979-EAF
Project Address: 1018 W. Ingraham St. Los Angeles, CA 90017
Applicant: Nasser Ahmadi for Amir LLC

Project Description: Applicant proposes to build an 8 story mixed-use building with 7 floors of apartments and street level commercial. Parking is proposed to be provided at an off-site location.

Dear Zoning Administrator:

At our regularly held public meeting on September 11, 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 August 21, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Pursuant to LAMC Section 11.5.7C, and Section 17.A.1 of the CCWSP, the Applicant requests Project Permit Compliance review.
 - a. Pursuant to CCWSP Section 3.D, the CCWSP shall serve as a substitute ordinance and process for the requirements of LAMC Section 16.05 and LAMC Section 12.24U14.
 - b. Pursuant to CCWSP Section C2. Appendix D, up to 50% of the required trees will be planted offsite.
- Pursuant to LAMC Section 12.27, the Applicant requests a Variance from Section 12.21A4a to locate the residential parking at an off-site location proximate to the site.
- Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, haul route, removal of existing street trees, building and tenant improvements.

October 9, 2018

Page 2

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. Additionally, the Planning and Land Use Committee strongly recommends that special attention is given to the design of the prominent highway-facing façade (south elevation).

CONDITIONS:

- (1) Applicant will maintain pedestrian and bicycle access should the sidewalk be temporarily closed during construction;
- (2) Applicant will ensure any temporary walkways covered due to construction are well-lit;
- (3) Applicant will take every effort to plant the required number of trees, whether on or off-site, with no reduction in required number

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 SEPT 11, 2018***

Patricia Berman
DLANC President

Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Gerald Gubatan (Council District 1) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Jim Ries / jim@craiglawson.com (via email)