

June 12, 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:** ENV-2018-867-CE, ZA-2012-2294-CUB-PA1  
**Project Address:** 656 S. Main Los Angeles, CA 90014  
**Applicant:** Thomas Elliott  
**Project Description:** The Applicant is seeking a plan approval for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 1,578 sq ft bar having 45 seats and hours of operation from 2:00pm to 2:00am Monday through Friday and 11:00am to 2:00am Saturday and Sunday.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to 12.24-W.1, A Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with a 1,578 SF bar. Hours of operation 2 p.m. – 2 a.m. Monday through Friday and 11 a.m. – 2 a.m. Saturday and Sunday. The applicant is requesting the modification of condition #12 of the existing CUP grant in order to have one (1) pinball machine in the bar. No increase in seat number or square footage.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for continued on-site sale and consumption of beer and wine 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.

June 12, 2018

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If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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,

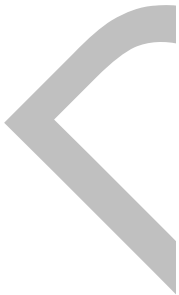
Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JUNE 12, 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)  
Christina Rivera of The Elizabeth Peterson Group, Inc. / [christine@epgla.com](mailto:christine@epgla.com) (on behalf  
of Thomas Elliott (via email)



June 12, 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-2017-4598-CUB, ENV-2017-4599-CE  
**Project Address:** 129 E 3<sup>rd</sup> St Los Angeles, CA 90013  
**Applicant:** Timothy Mars, The Lexington Theatre  
**Project Description:** The Applicant is seeking a conditional use permit to upgrade from beer and wine to full line of alcohol for onsite consumption in a 1,334 sq ft, 40 seat bar with live entertainment, with hours of operation from Monday through Sunday 11:00am-2:00am.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC 12.24-W,1. Conditional Use for upgrade from beer and wine to full line of alcohol for onsite consumption in a 1,334 sq ft, 40 seat bar.

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 change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

June 12, 2018

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**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JUNE12, 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)  
Timothy Mars / [lextheatre@gmail.com](mailto:lextheatre@gmail.com) (on behalf of The Lexington Theatre) (via email)

June 12, 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-2018-2155 CUB, ENV-2018-2156 CE  
**Project Address:** 777 S. Figueroa St, Unit 900, Los Angeles, CA 90017  
**Applicant:** Drew Kromm / Convene  
**Project Description:** Applicant is seeking a Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a meeting, event and conference center with full service kitchen. Hours of operation are from 6:00 a.m. to 12:00 a.m. daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to LAMC 12.24 W 1, Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 21,272 square-foot lounge, meeting, event and conference center with a full service kitchen, serving food and beverages, seating 413 patrons (varied according to activity). Hours of operation from 6 am – 12 am, 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](mailto: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)  
Margaret Taylor / [margaret@apex-la.com](mailto:margaret@apex-la.com) (on behalf of Drew Kromm / Convene) (via email)

June 12, 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-2018-2151 CUB, ENV-2018-2152 CE  
**Project Address:** 333 S. Grand Ave, Los Angeles, CA 90731 (FL 1,3,4)  
**Applicant:** Drew Kromm / Convene  
**Project Description:** Applicant is seeking a Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a meeting, event and conference center with full service kitchen. Hours of operation are from 6:00 a.m. to 12:00 a.m. daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) did not vote on the below request, pursuant to the response May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

1. Pursuant to LAMC 12.24 W 1, Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 50,766 square-foot lounge, event, meeting and conference center with full service kitchen, serving food and beverages, seating 913 (varied according to activity). Hours of operation from 6 am – 12 am, 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.

June 12, 2018

Page 2

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Patricia Berman  
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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)  
Margaret Taylor / [margaret@apex-la.com](mailto:margaret@apex-la.com) (on behalf of Drew Kromm / Convene) (via email)



June 12, 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-2017-5134-CUB  
**Project Address:** 605 W. 7<sup>th</sup> St. Los Angeles, CA 90017  
**Applicant:** Sharouna Daniali Farzam / P & D Investment, Inc.  
**Project Description:** The Applicant is seeing a Conditional Use Permit for a proposed 1,631 square-foot restaurant with 37 interior seats and with proposed hours of operation from 11:00am to 12 midnight daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,631 square-foot, full-service restaurant with 37 indoor seats.
2. Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the hours of operation for a proposed restaurant from 11:00 a.m. to 12:00 midnight daily, in lieu of hours between 7:00 a.m. and 11:00 p.m. as required for commercial corner development.

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.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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)  
Patrick Panzerello / [patpanz@inbox.com](mailto:patpanz@inbox.com) (on behalf of Sharouna Daniali Farzam / P & D Investment, Inc.) (via email)

DRAFT

June 12, 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-2006-6513-PA4  
**Project Address:** 1101-1139 S. Broadway, 146 W. 11<sup>th</sup> Street LA, CA 90015  
**Applicant:** Michael Glick / Republique II LLC c/o Sprout LA  
**Project Description:** The Applicant is seeking a plan approval for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/ a +-6,907 SF restaurant, having 100 seats indoors & 36 seats outdoors, w/ hours of operation from 6:00 AM to 2:00 AM daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- 1) Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24M and in accordance with Condition No. 6 from the previously approved City Planning Case No. ZA-2006-6513(CUB)(CUX)(CU)(ZV)(ZAA)(SPR)(PA1), to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 6,907- square foot restaurant, having 100 interior seats and 36 exterior seats at an outdoor dining area of approximately 480 square feet (the proposed “Project”), located within the C2-4D-O-SN Zone at 1111 S. Broadway, Unit B (the “Project Site”) within the Central City Community of the City of Los Angeles. Proposed hours of operation are from 6:00 AM to 2:00 AM, daily.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for continued on-site sale and consumption of beer and wine 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.
- (2) Outdoor dining may occur provided a minimum 6-foot-wide continuous path of travel from the inside edge (building side) of the tree well is maintained.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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)  
Sara Houghton / [sara@raa-inc.com](mailto:sara@raa-inc.com) (on behalf of Michael Glick / Republique II LLC c/o Sprout LA (via email))

June 12, 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-2017-2378-MPA  
**Project Address:** 940 South Figueroa Street Los Angeles, CA 90015  
**Applicant:** Robhana Entertainment LLC  
**Project Description:** The Applicant is seeking a plan approval to permit the on-site dispensing of a full line of alcoholic beverages with live entertainment, public dancing, and restaurant service in four venues in conjunction with approved case ZA-2013-2284 (MCUP).

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- (1) Pursuant to 12.24-W,1, the applicant is requesting a Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with previously approved case ZA-2013-2284(MCUP) in conjunction with an existing 72,627 sf theater with restaurant, cultural, and event spaces located at 940 S. Figueroa with hours of operation from 11 AM-2AM, daily.
- (2) Pursuant to 12.24-W,18, the applicant is requesting a Plan Approval to allow for dancing and live entertainment in conjunction with previously approved case ZA2013-2284(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 change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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)  
Liz Opholt / [liz@epgla.com](mailto:liz@epgla.com) (on behalf of Robhana Entertainment LLC (via email))

DRAFT

June 12, 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-2016-4710-TDR-MCUP-SPR, ENV-2016-4711-EAF , VTT-74760  
**Project Address:** 1000-1034 S. Hill St., 220-226 W. Olympic Blvd. Los Angeles, CA 90015  
**Applicant:** Rossano De Cotiis / ONNI Capital LLC  
**Project Description:** Applicant is seeking to demolition existing surface parking lots and construct a 60-story tower with 700 residential dwelling units and 15,000 square feet of commercial space with a total 658,021 square feet of floor area and 1,075 parking spaces.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- (1) Pursuant to LAMC Section 14.5.6.B, a Transfer of Floor Area Rights (TFAR) Greater Than 50,000 square feet of floor area for the transfer of approximately 354,319 square feet of floor area;
- (2) Master Conditional Use Permit pursuant to LAMC Section 12.24.W.1 to allow the on-site sale and consumption of a full-line of alcoholic beverages within up to four establishments;
- (3) Site Plan Review pursuant to LAMC Section 16.05 for the construction of 700 residential units;
- (4) Vesting Tentative Tract Map pursuant to LAMC Section 17.15 for merger and re-subdivision of the Project Site for residential and commercial condominium purposes; and
- (5) Haul Route approval (for the export of approximately 206,100 cy of soil) in connection with the tract map approval pursuant to LAMC Section 17.05. The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities which

may include, but are not limited to, the following: excavation, shoring, grading, foundation, removal of street trees, and building and tenant improvements for the Project Site.

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) Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto: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)  
Ben Spector / [bspector@onni.com](mailto:bspector@onni.com) & Matt Dzurec / [matt@agd-landuse.com](mailto:matt@agd-landuse.com) (on behalf of  
Rossano De Cotiis / ONNI Capital LLC) (via email)



June 12, 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-2012-759-CUB-PA1, ENV-2017-5366-CE  
**Project Address:** 521 W. 7<sup>th</sup> St. Los Angeles, CA 90014  
**Applicant:** QRS Ventures, LLC  
**Project Description:** Applicant is seeking a renewal of a Conditional Use Permit to allow for the continued sale of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-4D zone. 34 interior seats, 8 patio seats. Hours of operation for beer wine sales 10am – 12 midnight and Sun-Wed, 10am-2am Thur-Sat.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) did not vote on the below request, pursuant to the response May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- 1) Pursuant to LAMC 12.24-M, a PA to allow the continued sale of beer and wine on-site consumption at an existing in the C2-4D zone. Restaurant includes 1,900 s.f. interior with 34 seats, and a 81 s.f. patio with 8 seats. Hours of operation for beer wine sales 10am – 12 mid Sun-Wed, 10am-2am Thur-Sat.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for continued on-site sale and consumption of beer and wine 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

June 12, 2018

Page 2

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DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Brett Engstrom / [engstromplanning@gmail.com](mailto:engstromplanning@gmail.com) (on behalf QRS Ventures, LLC) (via email)

June 12, 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 2018-585-CUB  
      **Project Address:**                    840 S. Spring St, Los Angeles CA 90014  
      **Applicant:**                            Preux and Proper  
      **Project Description:** Applicant is seeking a renewal of a Conditional Use Permit for the continued sale of alcoholic beverages for on-site consumption; in conjunction with an existing restaurant.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 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 May 15, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- 1) Pursuant to Condition No. 8 of Case No. ZA 2011-2610(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 an existing restaurant; having hours of operation from 9 a.m. to 2 a.m., daily; with a seating capacity for 106 indoor and 23 outdoor patrons; in the C2-4D zone.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s request for continued on-site sale and consumption of beer and wine 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

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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 / [clr1985lee@yahoo.com](mailto:clr1985lee@yahoo.com) (on behalf of Preux and Proper) (via email)