

August 14, 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:**                    DIR-2017-5308-SPR  
      **Project Address:**                    1401 S. Grand Ave Los Angeles, CA 90015  
      **Applicant:**                             Margaret Peterson for Dignity Health  
      **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. Pursuant to LAMC section 16.05.C.1(a), Site Plan Review for the construction 90,901 square feet of net floor area.

Dear Zoning Administrator:

At our regularly held public meeting on August 14, 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 July 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC section 16.05.C.1(a), Site Plan Review for the construction 90,901 square feet of net floor area.

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.

CONDITIONS:

- (1) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction;

(2) Applicant will ensure any temporary walkways covered due to construction are well-lit.

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 AUGUST 14, 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 Peterson / Margaret.peterson016@dignityhealth.org (via email)  
Matt Dzurek / matt@agd-landuse.com (via email)  
Eric Ubersax / eubersax@devenneygroup.com (via email)

August 14, 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-2018-1843-CUB, ENV-2018-1844-CE  
**Project Address:** 1203-1205 S. Olive St, Los Angeles, CA 90014  
**Applicant:** HIDEF Brewery for HIDEF Brewery Company LLC  
**Project Description:** The Applicant is proposing a 5,150 SF microbrewery facility (type 23) in conjunction with a microbrewery/ brew pub with a bar and lounge area with forty (40) interior seats and a 171 SF uncovered sidewalk patio in the public right of way with thirty (30) exterior seats for a total seating capacity of seventy (70) seats and proposed hours of operation from 9:00 AM until 2:00 AM daily within the C2-4D-O Regional Center Commercial Zone.

Dear Zoning Administrator:

At our regularly held public meeting on August 14, 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 July 17, 2018, 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 for the sale and dispensing of beer for on and off-site consumption with a proposed 5,150 SF Microbrewery Facility (type 23) in conjunction with a Microbrewer/Brew Pub with a bar and lounge area featuring live entertainment such as live bands with forty (40) interior seats and a 171 SF uncovered sidewalk patio in the public right of way with thirty (30) exterior seats for a total seating capacity of seventy (70) seats and proposed hours of operation from 9:00 AM until 2:00 AM daily within the C2-4D-O Regional Commercial Center Zone.

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.

CONDITIONS:

- (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) Applicant will receive support from local South Park BID and LAPD;
- (3) Applicant will add additional lighting on façade and exterior parking lighting.

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CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Wil Nieves / [nievesasoc@aol.com](mailto:nievesasoc@aol.com) (via email)

DRAFT

August 14, 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-2018-2340-CUB- CUX, ENV-2018-2341-EAF  
**Project Address:** 1005 S. Mateo Street, Los Angeles, CA 90021  
**Applicant:** Rolling Greens Nursery  
**Project Description:** Applicant is requesting a CUP to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a change of use from metal scrapyards to create a plant nursery with event space in Building #1. Proposed hours 9 am – midnight, daily.

Dear Zoning Administrator:

At our regularly held public meeting on August 14, 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 July 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Pursuant to 12.24 W-1 the applicant requests a Conditional Use Permit to allow the sales and dispensing of beer and wine for on-site and off-site consumption in conjunction with a change of use from scrapyards to a proposed project to create a plant nursery with an event space and retail uses for Building #1. Proposed hours of operation 9 am – midnight daily, in the M3-1-RIO zone.
- Pursuant to 12.24-W,18, the applicant requests a Conditional Use Permit to allow live entertainment and dancing in conjunction with private events.

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) 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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CC: Shawn Kuk (Council District 14) (via email)  
Sgt. John Strasner (Los Angeles Police Department) (via email)  
Elizabeth Peterson / [elizabeth@epgla.com](mailto:elizabeth@epgla.com), Liz Optholt / [liz@epgla.com](mailto:liz@epgla.com) [liz@epgla.com](mailto:liz@epgla.com)  
(on behalf of Elizabeth Peterson Group) (via email)



August 14, 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-2017-403-GPAJ-VZCJ-HD-SPR, ENV-2017-404-EAF  
**Project Address:** 508-512 E. 4<sup>th</sup> Street Los Angeles, California 90013  
**Applicant:** Dana Trujillo for Hart Limited Partnership, c/o Skid Row Housing Trust

**Project Description:** Demolition of an existing Residential Hotel and construction of Affordable Housing development with 41 residential units (40 Restricted Affordable and 1 manager's unit) and residential supportive service, within a 7-story building, and 1 on-site parking space.

Dear Zoning Administrator:

At our regularly held public meeting on August 14, 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 July 17, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests listed below:

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Commercial to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside as Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level and approximately 433 square feet of space for supportive services.
2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 to C2 to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside a Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level and approximately 433 square feet of space for supportive services.
3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside as Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level. The

Project's proposed Floor Area Ratio is equal to 5.1 to 1.

4. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development. Within the Site Plan Review, the Applicant requests utilization of the following incentives in the Greater Downtown Housing Incentive Area as outlined in L.A.M.C. Section 12.22 A 29 (c):

- Open space reduction, including trees, by one-half for all dwelling units.
- No parking spaces required for dwelling units set aside for households earning less than 50% of the Area Medium Income.
- No more than one parking space shall be required for each dwelling unit.

\*Note: Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for Project construction actions including, but not limited to the following: demolition, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

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.

CONDITIONS:

- (1) Applicant will maintain pedestrian 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;
- (4) Applicant will make it the priority to house individuals already within the skid row area.

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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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)  
Jim Ries / [jim@craiglawson.com](mailto:jim@craiglawson.com) (via email)



August 14, 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-2017-420-GPAJ-VZCJ-HD-SPR, ENV-2017-421-EAF  
**Project Address:** 713-717 ½ E. 5th Street Los Angeles, California 90013  
**Applicant:** Edward Hotel, LP c/o Skid Row Housing Trust  
**Project Description:** Demolition of an existing Residential Hotel and constructing an 8-story (102' in height) 34,895 sf building comprised of 51 residential units (50 Restricted Affordable & 1 manager's unit) and residential supportive service space, with one on-site parking space.

Dear Zoning Administrator:

At our regularly held public meeting on August 14, 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 July 17, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests listed below:

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Commercial to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level 1, and approximately 433 square feet of space for supportive services.
2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 to C2 to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level, and approximately 433 square feet of space for supportive services.
3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level, and approximately 433 square feet of space for supportive services. The project's proposed floor area ratio is equal to 6.0 to 1.

4. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing project. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- (1) Open space, including trees, requirement pursuant to Section 12.21.G reduced by one-half
- (2) No parking required for dwelling units for households earning less than 50% Area Medium Income.
- (3) No more than one parking space (including spaces allocated for guest parking shall be required for each dwelling unit.

\*Note: Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

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.

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;
- (4) Applicant will make it the priority to house individuals already within the skid row area;
- (5) Should it be found that there is historical significance to the façade, the Applicant will maintain as much of the historic fabric as feasibly possible.

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