

November 13, 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-2018-5922-MPA
Project Address: 700 W 9th St (901-915 S Flower St, 900-928 S Figueroa St,
Los Angeles, CA 90015
Applicant: Capital Grille Holdings, Inc.
Project Description: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption w/ a proposed 9605 s.f. restaurant w/ 286 int. seats & a 611 s.f. uncovered patio w/ 36 seats and hours of operation from 6am-2am daily, in the C2-4D-SN and [Q]R5-4D-SN zone (The Capital Grille)

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's request listed below:

Pursuant to L.A.M.C. Section 12.24 M, the Applicant requests a Plan Approval ("PA") to allow the sale and service of a full line of alcoholic beverages for on-site consumption within its forthcoming restaurant approximately 9,605 s.f. in size. The forthcoming restaurant will have 242 indoor seats, including 44 seats on a 1,119 s.f. mezzanine level, and 36 seats on a 611 s.f. uncovered patio area. The proposed hours of operation will be from 6 a.m. to 2 a.m. daily in the C4-2D-SN 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.

CONDITION: 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 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 NOVEMBER 13, 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)
Valerie Sacks / Valerie@liquorlicense.com (via email)

DRAFT

November 13, 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-2013-2915-CUB-CUX-PA1
Project Address: 330 & 320 W. Olympic Blvd; 1000 & 1002 S. Olive Street Los Angeles, CA 90015
Applicant: Chuck Stilphen
Project Description: A 7,600 square-foot restaurant (Mikkeller) with 173 interior seats, a new 252 sq. ft. uncovered patio in the Public-Right-of-Way with 10 outdoor seats, requesting to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption, to continue live entertainment (Condition #22 – non – amplified music consisting of no more than a three-piece acoustical musical group), with continued hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q] R5-4D Zone.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

Pursuant to Los Angeles Municipal Code Section 12.14-M, an Approval of Plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, with an existing 7,600 square-foot restaurant with 173 indoor seats, a new 252 sq. ft. uncovered patio in the Public-Right-of-Way with 10 outdoor seats, to continue live entertainment (Condition #22 – non-amplified music consisting of no more than a three piece acoustical musical group), to continue hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q] R5-4D Zone, and modify the following:

- (1) Condition #7A: A request to reduce seat count from 241 to 183 total seats and to allow a new 252 square foot, uncovered patio located in the Public-Right-of-Way. (173 indoor seats and 10 outdoor seats).
Condition 7A reads: The subject restaurant shall have 241 indoor seats and no outdoor patio seating.
- (2) Condition #8: A request to delete this Condition (to remove the term limit of 5 years).

Condition 8 reads: the grant shall have a life of five years after which the applicant shall file for and win an authorization from the Office of Zoning and Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption.

(3) Condition #17: A request to remove this Condition because the subject request no longer includes dancing, thus removing the need for a Condition requiring a dance floor.

Condition #17 reads: the restaurant shall not operate exclusively as a dance club, any patron dancing shall be limited to the 7 feet by 15 feet 8 inches dance floor area as shown in Exhibit "A".

(4) Condition #28: A request to allow 2 entrances for patron access.

Condition #28 reads: Only the front door shall be used for patron access. The rear-side doors of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. This door shall not be used as means of access by patrons to and from the premises. These doors shall be solid and not consist solely of a screen or ventilated security door.

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.

CONDITION: 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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CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Eddie Navarrette / eddie@fedesignandconsulting.com (via email)

November 13, 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-2018-4119-CUB, ENV-2018-4120-CE
Project Address: 601-615 South Spring Street, 202-216 West 6th Street Los Angeles, CA 90014
Applicant: KoMaGi LLC
Project Description: A proposed 1,899 square-foot restaurant (Silverlake Ramen) with 67 seats and a 72 sq. ft. patio with 8 seats, serving beer and wine for on-site consumption, wit(h) proposed hours of operation from 11:30a.m. to 11p.m. Sunday through Thursday and 11:30 a.m. to 2:00 a.m. Fri and Saturdays.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 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 Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,899 square-foot restaurant with 67 interior seats and a 72 sq. ft. patio with 8 seats, serving beer and wine for on-site consumption, with hours of 1130 am to 11 pm Sunday through Thurs. and 1130 am to 2 am Fri. and Sat.

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.

CONDITION: 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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Liliger Damaso / Lili@liquorlicenseAgents.com (via email)

DRAFT

November 13, 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-2018-4678-CUB, ENV-2018-4679-CE
Project Address: 541 S Spring St (531-545 S Spring St & 538-544 S Broadway)
Los Angeles, CA 90026
Applicant: Creative Concepts Dining, LLC
Project Description: A new CUP for the sales and consumption of beer and wine for an existing 2,228sf restaurant and 115sf exterior covered dining with a total of 76 seats. Providing hours of operation from 6am to 2am daily.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24 W.1 to permit the onsite sales and consumption of beer and wine within existing restaurant.

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.

CONDITION: 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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Elizabeth Peterson / samira@epgla.com (via email)

DRAFT

November 13, 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-2018-5484-MPA, ENV-2018-5485-CE
Project Address: 770 S Grand Ave Los Angeles, CA 90014
Applicant: David Woodall/Woodall You Can Eat! Inc.
Project Description: Master Plan Approval to Case ZA-2015-0448 for a new restaurant (Red Herring Grand Avenue) having 3,162 sf interior floor area with 94 interior seats and additional 331 sf of uncovered outdoor dining with 24 exterior seats. Hours of operation 8am to 2am daily.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to LAMC 12.24-M, Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,494 sf restaurant with 118 total seats

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.

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Elizabeth Peterson / nick@epgla.com (via email)

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November 13, 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-2018-5051-MPA, ENV-2018-5052-CE
Project Address: 1000-1032 S. Grand Ave and 414-450 W Olympic Blvd
Los Angeles, CA 90015
Applicant: Phillip Carmody/ONE THOUSAND GRAND AVENUE
HOLDINGS LLC
Project Description: Plan approval for existing ZA-2015-810-MCUP to allow sale and dispensing of Beer & Wine for on-site consumption in conjunction with a 2,298 sf restaurant (Pizzafire) with 70 seats (24 on a 340 sf patio) & 12pm-2am daily operation in C2-2 zone.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to 12.24-M, Plan Approval for ZA-2015-810-MCUP to allow sale and dispensing of Beer & Wine for on-site consumption in conjunction with a 2,298 sf restaurant with 70 seats (24 on a 340 sf patio) & 12pm-2am daily operation in C2-2 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.

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November 13, 2018

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

RE: **Planning Case No:** ZA-2018-4807-CUB
Project Address: 514 South Broadway (510-514 South Broadway)
Los Angeles, CA 90013
Applicant: 5TEN Broadway, LLC
Project Description: A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 3,992 SQ FT restaurant (Chicken and Charcoal) hosting 103 seats, with hours of operation from 11:00 AM to 2:00 AM daily.

Dear Zoning Administrator:

At our regularly held public meeting on November 13, 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 October 16, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

Pursuant to 12.24-W, 1, A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 3,992 SQ FT restaurant hosting 103 seats, with hours of operation from 11:00 AM to 2:00 AM daily.

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.

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