

February 12, 2019

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 2018-4369-MCUP, ZA-2018-5956-MPA  
**Project Address:** 700-746 S. Los Angeles Street Los Angeles, CA  
**Applicant:** Essex Santee Court, L.P., California Limited Partnership,  
Jordan E. Ritter General Counsel

**Project Description:** The Applicant is seeking a Plan Approval Permit to allow the sale and dispensing of beer and wine and full line of alcoholic beverages for on-site consumption in conjunction with 475 square food vendor located within a 21,987 square foot court featuring 21 vendors and 2 common areas totaling 4,774 square feet with 512 indoor seats and a patio and courtyard totaling 8,188 square feet with 158 outdoor seats and proposed hours of operation from 7:00 a.m. to 2:00 a.m., daily in the M2-2D Zone. The site is located in the Central City Community Plan Area, with a designated General Plan Land Use of Light Manufacturing located within the ZI-2174 East Los Angeles State Enterprise Zone. Site location is part of a group of buildings located in the garment district and consists of approximately 2.19 acres developed with multi story affordable and market rate live work units in an M2-2 Zone with ground floor retail and restaurant space as a unified adaptive reuse project.

Dear Zoning Administrator:

At our regularly held public meeting on February 12, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on January 15, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC Section 12.24-M, a Plan Approval to allow the sale and dispensing for a full line of alcoholic beverages for onsite consumption per LAMC 12.24-W.1, to allow the sale and dispensing for full line of alcoholic beverage for on-site consumption in conjunction with a 475 sq. ft. vendor space within an existing 21,987 sq. ft. food court featuring 21 vendors and 2 common areas totaling 4,774 square feet, with 512 indoor seats and a patio and courtyard totaling 8,188 square feet, with 158 outdoor seats and proposed hours of operations from 7:00 a.m. to 2:00 a.m., daily in the M2-2D Zone.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *Subject to the conditions set forth below as promised by Applicant*, 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:

- Management will provide one (1) full time roaming security guard specific to the food hall during the day and (2) security officers to provide security at the main entrance at 7th and Los Angeles and in the private alley after 10:00 pm. daily remaining until closing.
- In addition, all secondary entrances on Los Angeles Street will close for entry as needed allowing for emergency exiting only.
- The exit located inside the courtyard out to 7th Street is currently being changed to fob keys to be used by tenants only
- The design includes updated lighting for adding security patrons and bringing a feeling of a safe environment.
- In addition, there will be security cameras strategically located based on the advice from the security company contracted with Essex. Recordings will be available for LAPD review.

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 FEB 12, 2019\***

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)  
Veronica Becerra / [ybcommercial@verizon.net](mailto:ybcommercial@verizon.net)

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Los Angeles, California 90012

RE:    **Planning Case No:**            ZA-2018-7324-CUB, ENV-2018-7325-CE  
      **Project Address:**            1026 S. Broadway, Los Angeles, CA 90015  
      **Applicant:**                    Mia Jackson for CVS Pharmacy, C/O Boos Development  
  Group, Inc

**Project Description:** The Applicant is seeking a Conditional Use Permit to allow the sale and dispensing a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 12,637 square foot drug store. Hours of operation 24 hours a day.

Dear Zoning Administrator:

At our regularly held public meeting on February 12, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on January 15, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s request listed below:

- Pursuant to LAMC Section 12.24 W 1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 12,637 square foot drug store. Hours of operation 24 hours a day.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *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.

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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)  
Mia Jackson / [mjackson@boosdevelopment.com](mailto:mjackson@boosdevelopment.com)

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Los Angeles, California 90012

RE: **Planning Case No:** DIR-2018-2699-SPP, ENV-2018-2700-EAF  
**Project Address:** 350 & 356 S. Figueroa Street, 825 W. 4th Street, 333 – 361  
S. Flower Street, 830 W. 3rd Street Los Angeles, CA 90071  
**Applicant:** Phillip Lee for 350 South Figueroa, LLC

**Project Description:** Applicant is seeking a Specific Plan Project Permit for the demolition of an existing parking structure and retail concourse, and the construction of a new 41-story multifamily residential tower with up to 570 condominium dwelling units.

Dear Zoning Administrator:

At our regularly held public meeting on February 12, 2019, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on January 15, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

- Pursuant to L.A.M.C. Section 11.5.7.C, the Applicant requests approval of Specific Plan Project Permit Compliance review to allow the construction of a 41-story multi-family residential building in Parcel F of the Bunker Hill Specific Plan.

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:

- Applicant will maintain pedestrian access should the sidewalks be temporarily closed during construction.
- Applicant will ensure any temporary walkways covered due to construction (e.g. scaffolding) 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.

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Donna She Tripp / [donna@craiglawson.com](mailto:donna@craiglawson.com)  
Phillip Lee / [Gldevlp757@gmail.com](mailto:Gldevlp757@gmail.com)