

May 14, 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-2019-785-CUB-CUX, ENV-786-CE
Project Address: 808 S Broadway, Los Angeles, CA 90013
Applicant: Adam Benner for VF Outdoor, LLC d/b/a Vans
Project Description: Applicant requests a new CUP for the sale and dispensing of full-line of alcoholic beverages for on-site consumption in conjunction with an event space on the second level and a retail store on the first level.

Dear Zoning Administrator:

At our regularly held public meeting on May 14, 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 April 16, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to L.A.M.C. Section 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 1,898 square foot Café with 24 indoor seats on the second level (the “Event Space”) and retail store on the first level. The Café will host events, have live music and dancing. The hours of operation are from 10:00 a.m. till 2am.
2. Pursuant to LAMC 12.24 W.18, Applicant requests a CUX to allow live entertainment and dancing and NOT for use as a “Hostess Dance Hall,” “Massage Parlor” or “Sexual Encounter Establishment”.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests (as modified by the applicable conditions set forth below). *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: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction;

CONDITION 2: Applicant maintains a minimum 3 foot wide continuous, unobstructed, linear path of travel along the sidewalk from outside edge in keeping with the Downtown Design Guidelines.

CONDITION 3: Any outdoor space will be closed after 11:00pm on week days and 12:00am on weekends.

CONDITION 4: Owner/Operator will return to PLUC and present should ownership and/or tenant change.

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 May 14, 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)
Amy E. Yeager / ayeager@vectisstrategies.com (via email)
James M Rishwain Jr. / jrishwain@pillsburylaw.com (via email)