

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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June 10, 2009

Los Angeles Department of City Planning
Office of Zoning Administration, 6th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case #:** ZA-2009-0079-CUB-CUX-ZV
Project Address: 448 South Hill Street
Applicant: JMK Enterprises IV, LLC

Dear Zoning Administrator:

At our regularly held public meeting on June 9, 2009, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the CUB/CUX application for a proposed basement-level bar, restaurant and rooftop bar at 448 South Hill Street, pursuant to the motion passed on May 19, 2009, by DLANC's Planning & Land Use Committee.

In particular, DLANC encourages the City to grant the approvals requested by the applicant pursuant to L.A.M.C. Section 12.24 W-1 to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,781 square foot basement level bar and lounge, a 7,390 square-foot ground-level restaurant, and a 2,014 square-foot rooftop bar on the 13th, 15th and rooftop levels of the existing building, all operating seven days a week from 7 a.m. to 2 a.m. DLANC also supports the request pursuant to L.A.M.C. Section 12.24 W-18 to permit patron dancing and live entertainment in conjunction with the proposed bar/lounges in the basement and rooftop areas, and for a variance pursuant to L.A.M.C. Section 12.27 to permit required parking off-site through a lease agreement. DLANC supports the planned re-activation of the basement, ground-floor and rooftop of this historic building to provide new nightlife uses serving Downtown's employees, residents and visitors.

Please provide a copy of the decision letter to DLANC at the address listed above. Thank you.

Very truly yours,

J. Russell Brown
DLANC President

CC: Edel Vizcarra/Celina Mancía (Council District 14)
Sgt. Douglas Humphrey (LAPD)
Tom McCarty

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