



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

July 14, 2020

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-2020-1962-CUB; ENV-2020-1963-CE
Project Address: 330 S Hope #312 (The Peak at Halo)
Applicant: Margaret Taylor, Apex LA (on behalf of Maguire Partners 355 S Grand, LLC)

Project Description: A new Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a private membership club for tenants only of the Brookfield property development at the Wells Fargo Center. The private membership club includes a commercial kitchen, dining room, lounge, breakroom, and an exercise room totaling 8,180 square feet and 194 seats, with proposed hours of operation from 6:00 a.m. to 2:00 a.m. daily in the C2-4D zone.

Dear Zoning Administrator:

At our regularly held public meeting on July 14, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on June 16, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No.ZA-2020-1962-CUB and associated ENV-2020-1963-CE. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

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 1: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 2: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 3: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

Planning Case No: ZA-2020-1962-CUB

July 14, 2020

Page 2

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 JULY 14, 2020***

Patricia Berman
DLANC President

Beverly Christiansen / Ryan Afari
DLANC Planning & Land Use Committee Chairs

CC: Joella Hopkins (Council District 14) (via email)
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)



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