

August 11, 2020

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2019-7504-MCUP  
**Project Address:** 1027 W. Wilshire Blvd.  
**Applicant:** Jim Ries (on behalf of 1027 Wilshire JV, LLC)

**Project Description:** Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Master Conditional Use Permit Beverage (“Master CUB”) to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with the development of a mixed-use project. The Applicant is requesting the ability to sell alcohol within a café and restaurant located on the ground floor and within one private rooftop tenant amenity space. The off-site consumption of alcoholic beverages will be limited to the ground floor café.

Dear Zoning Administrator:

At our regularly held public meeting on August 11, 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 July 21, 2020, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2019-7504-MCUP. 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.

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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 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)

**DLANC**

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

[www.dlanc.org](http://www.dlanc.org)  
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