

February 9, 2021

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-2020-4687-MCUP-CUX
Project Address: 317 S Broadway (Grand Central Market)
Applicant: 606 Olive, LLC

Project Description:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1 modification to an existing Master Conditional Use Permit allowing the sale and dispensing of alcoholic beverages for on-site and off-site consumption in conjunction with 21 establishments including 18 beer and wine operators and 1 full alcohol operator within the existing 82,500 square-foot, 663-seat Grand Central Market; two bars with on-site sale of a full line of alcohol and live entertainment within an existing building known as the Million Dollar Theater; and outdoor dining with 40 seats in the public right-of-way along Hill Street, 124 seats in the public right-of-way along Broadway and existing 124 seats outdoor dining seats on private property in the [Q]C2-4D-CDO Zone.
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,1 modification of conditions of approval to create an Administrative Clearance process for individual vendor operators for both new operators and existing Master Plan Approvals established under the original MCUP.
3. Pursuant to Los Angeles Municipal Code Section 12.24-W, 27, a Conditional Use Permit to allow dancing and live entertainment in conjunction with the use and operation of three flex use spaces including a 288 square-foot dance floor on the ground floor; and one flex use space including a 324-square-foot dance floor on the basement level.

Dear Zoning Administrator:

At our regularly held public meeting on February 9, 2021, 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 19, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2020-4687-MCUP-CUX. 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: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.

CONDITION 3: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 4: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 5: Sidewalk seating is designed to provide a minimum 6' continuous path of travel in accordance with the Downtown Design Guide.

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

Ryan Afari
DLANC Planning & Land Use Committee Chair

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

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