



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

April 6, 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-2019-7012-SPP-CUB-CUX
Project Address: 333 S Boylston (Live Music Venue)
Applicant: Third Pulse, LCC

Project Description: A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the remodel of an existing nightclub/restaurant. A Conditional Use to permit live entertainment and patron dancing in conjunction with the remodel of an existing nightclub/restaurant. Project Permit Compliance for a façade remodel and new signs at an existing nightclub/restaurant in the Central City West Specific Plan.

Dear Zoning Administrator:

At our regularly held public meeting on April 6, 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 March 16, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2019-7012-SPP-CUB-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: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 5: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

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 APRIL 6, 2021***

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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