



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

June 08, 2021

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-2021-3361-CUB  
**Project Address:** 1120 S. Grand Ave  
**Applicant:** Pine and Crane (Christine Rivera: Owner Representative and Vivian Ku: Owner)

**Project Description:** This is a request for a conditional use permit to allow the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with a restaurant with indoor and outdoor dining, 51 indoor seats and 67 outdoor seats and hours of operation from 7:00 a.m. to 2:00 a.m., daily.

Dear Zoning Administrator:

At our regularly held public meeting on June 08, 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 May 25, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2021-3361-CUB. 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 ensure ground floor elevations are well-lit at all hours.
- CONDITION 2: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 3: Owner/Operator will come back and present to PLUC should owner/operator change.

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.

Planning Case No. ZA-2021-3361-CUB

June 08, 2021

Page 2

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JUNE 08, 2021 \***

Richard Nordin  
DLANC President

Ryan Afari  
DLANC Planning & Land Use Committee Chair

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