

CITY OF LOS ANGELES

CALIFORNIA



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EMAIL: DLANC@EMPOWERLA.ORG

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December 14, 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-2021-7592-CUB
Project Address: 255 S Grand Ave
Applicant: Timothy Luskin, Licensing Manager, Chipotle Mexican Grill

Project Description: The request is for a Conditional Use Permit (“CUB”) to allow the Applicant, Chipotle Mexican Grill (“Applicant” or “Chipotle”), to serve alcoholic beverages for on-site consumption pursuant to a type 47 ABC license at its forthcoming restaurant located at 255 S Grand Ave (Site) in the Bunker Hill area of Downtown Los Angeles. As a practical matter, the Applicant will start out with a type 41 ABC license (beer and wine on-site) and will only serve beer. However, Chipotle seeks the right to serve beer and margaritas pursuant to a type 47 ABC license in the event they choose to upgrade the license type at some point in the future.

Therefore, the request herein is for a CUB for a full line of alcohol at a 59-seat, 4086 s.f. restaurant (29 seats in the 2436 sf interior and 30 seats on a 1650 sf on-site patio). The requested hours of operation are 9 am to 11 pm daily.

Dear Zoning Administrator:

At our regularly held public meeting on December 14, 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 November 16, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2021-7592-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: 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: Alcohol is not served or offered for consumption on the outdoor patio.

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 December 14, 2021***

Claudia Oliveira
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)