

CITY OF LOS ANGELES

CALIFORNIA



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EMAIL: DLANC@EMPOWERLA.ORG

March 8, 2022

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-2010-3384-CUB-CUX-PA1
Project Address: 648 S Broadway, Los Angeles CA 90014
Applicant: Clifton's Restaurant, Inc.

Project Description: Clifton's Republic (formerly known as Clifton's Cafeteria) is a 5-level building featuring eclectic themes, decor, food & beverage options, and patron experiences. This PA is to continue previously approved on-site alcohol consumption (full-line) and off-site sales for beer & wine only. Dancing is an approved activity to complement the third floor ballroom and dual-purpose dance floors on all other levels. A new request for 30 outdoor patron seats is included in the plan approval application.

Basement level is 8,858 square feet with 101 seats. The outdoor sidewalk service area is 545 square feet with 30 seats. Floor 1 is 8,065 square feet with 159 seats. Floor 2 is 6,901 square feet with 117 seats. Floor 3 is 7,242 square feet with 147 seats. Floor 4 is 7,481 square feet with 112 seats. Alcohol sales are only from 6am-2am.

Dear Zoning Administrator:

At our regularly held public meeting on March 8, 2022, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on February 8, 2022, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA-2010-3384-CUB-CUX-PA1. 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: Storefronts of ground-floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 2: Owner/Operator will come back and present to PLUC should owner/operator change.
- CONDITION 3: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance;
- CONDITION 4: The Applicant be required to add security lighting in the rear alleyway on the property;
- CONDITION 5: The Applicant works with the Bureau of Engineering and OHR to ensure the proposed railing for sidewalk dining not damage any historic terrazzo and the railing be removed during hours the business is closed.

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 MARCH 8, 2022***

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)