

# CITY OF LOS ANGELES

CALIFORNIA



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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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March 8, 2022

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-2021-9363-MCUP, ENV-2021-9364-CE  
**Project Address:** 900-956 S. Main St, 155 E. Olympic Blvd, 919-951 S. Los Angeles St., 110-130 E. 9th St., Los Angeles, CA 90015  
**Applicant:** Christina Schmidt, Calmart Sub I, LLC

**Project Description:** The Applicant is in the process of completing a comprehensive and complete renovation of the California Market Center ("CMC") and transforming it into a creative office and mixed-use destination with approximately 1.8 million square feet of commercial office, fashion showrooms, retail, and amenity space. The CMC spans 13 floors across the three interconnected buildings with large floor plates connected by exterior bridges overlooking an interior pedestrian and retail corridor and ground floor public plaza. Upon completion, Buildings A and B will support primarily creative office tenants, while Building C will host legacy and new fashion tenants and showrooms. Amenities for CMC tenants as well as nearby residents, workers and visitors consist of an extensive retail merchandising plan with several food and beverage offerings, including but not limited to a Food Hall, a specialty neighborhood market, and full-service restaurants. The scope of this Master Conditional Use Permit for Alcohol ("MCUB") and the 20 requested permits for on-site and off-site sales pertains to the CMC's proposed retail merchandising and food and beverage plan within the 22 identified retail spaces ("Proposed Project").

Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Master Conditional Use Permit ("MCUB") for the sales and/or dispensing of a full line of alcoholic beverages for nineteen (19) on-site full line permits including takeout, and one (1) off-site permit with the option for these full line permits to be instead for beer / wine only within the retail commercial space (136,380 square feet) and the outdoor dining area (19,360 square feet) of the existing building.

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-2021-9363-MCUP, ENV-2021-9364-CE. 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: Ground floor spaces 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.
- CONDITION 6: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.
- CONDITION 7: Request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

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.

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)