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CALIFORNIA

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April 9, 2024

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

VIA EMAIL

RE: **Planning Case No:** ZA-2023-8378-CUB
Project Address: 1415 S. Los Angeles St. STE #C, Los Angeles, CA 90015
Applicant: Sam Sleiman [Company: The Upstairs LLC]

Project Description: A CUB for the sale and dispensing of full-line of alcoholic drinks in conjunction with a purposed comedy club sitting up to 225 seats operating from 11am-2am, situated in the Fashion District neighborhood.

Dear Zoning Administrator:

At our regularly held public meeting on **April 9, 2024**, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC **supports** the Applicant's requests in Planning Case No. ZA-2023-8378-CUB. DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, 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 DLANC 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:** Owner/Operator works with LADOT to seek an off-peak hour passenger loading zone in front of the business to facilitate valet, passenger, or ride-share pick-up and drop-off.
- CONDITION 5:** Owner/Operator shall develop a queuing/crowd management plan for the public right of way and will ensure any barricades, stanchions, or crowd management devices provide adequate ADA path of travel on the sidewalk and the rear alley.
- CONDITION 6:** Owner/Operator shall provide adequate exterior security lighting at the building frontage along Los Angeles Street and the rear alley.
- CONDITION 7:** Owner/Operator contacts and work with the Fashion District Business Improvement District and addresses any questions or concerns related to their operations.
- CONDITION 8:** Owner/Operator considers additional security at both the downstairs main entrance and upstairs main venue.

If possible, please send a digital copy of your decision letter via e-mail to planning@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON APRIL 9, 2024***

Claudia Oliveira
President,
DLANC

Samir Bitar
Chair,
DLANC Planning & Land Use Committee

Cc:

Gerald Gubatan, Council District 14 (via email)
Sgt. Mark Aceves, LAPD Central Division (via email)
Fashion District Business Improvement District (via email)