

CITY OF LOS ANGELES
CALIFORNIA



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May 14, 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-2020-3071-CUB](#)
Project Address: 700 West 5th Street; 524 S Flower Street
Applicant: PETER JOHNSTON [Company: BERGINA CENTRAL LLC].
Representative: STEVE RAWLINGS [Company: RAWLINGS
CONSULTING]

Project Description: Applicant requests a Conditional Use Permit to allow the on-site sale & consumption of a full-line of alcoholic beverages and live entertainment (small band + DJ) in conjunction with a 4,838 SF bona-fide restaurant with 40 interior seats and 1,768 SF of patio area with 109 total seats from 7a-11p (Mon-Wed)/7a-2a (Th-Fr)/11a-2a (Sat)/11a-11p (Sun).

Dear Zoning Administrator:

At our regularly held public meeting on March 12, 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-2020-3071-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 provides a security plan to the Department of City Planning security operations around the restaurant perimeter.

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 MAY 14, 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)