

# CITY OF LOS ANGELES

CALIFORNIA



## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

August 18, 2023

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-2023-1608-CUB  
**Project Address:** 107 W 4<sup>th</sup> Street, Los Angeles, CA 90014  
**Applicant:** Ryno Group, LLC

### **Project Description:**

Project Description: Reopening existing bar space

Project Requests: As allowed under Section 12.24 W 1 of the LAMC, the applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 2086 square-foot, 55 seat existing bar with dancing and live entertainment.

The hours of operation are from 10:00 am – 2:00 am daily.

Dear Zoning Administrator:

At our regularly held public meeting on July 11, 2023, 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-2023-1608-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: 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: Storefronts of ground-floor retail 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: Request that applicant explore heightened exterior security staffing during operating hours.

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,

  
Claudia Oliveira  
DLANC President

Very truly yours,

  
Samir Bitar  
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)