

CITY OF LOS ANGELES

CALIFORNIA



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
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**DOWNTOWN LOS ANGELES
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September 12, 2023

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-2023-4937-MCUP
Project Address: 726 Mateo, Los Angeles, CA 90014
Applicant: 718-726 Mateo LLC

Project Request: Master conditional use permit

Project Description: The subject requests a MCUP for a tenant area of 6,016 square feet which includes a 1,441 SF Café (Unit 1), 938 SF retail space (Unit 2), 946 SF retail space (Unit 3), 884 SF retail space, and 1,807 SF restaurant. There will also be 2,144 SF total of outdoor dining patio to serve all spaces.

Dear Zoning Administrator:

At our regularly held public meeting on September 12, 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-2023-4937-MCU. 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.
- CONDITION 6: Request that the applicant place safety and security lighting on all four elevations of the building.

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 SEPTEMBER 12, 2023***

Claudia Oliveira
DLANC President

Samir Bitar
DLANC Planning & Land Use Committee Chair

CC: Gerald Gubatan, Council District 14 (via email)
Sgt. Mark Aceves, LAPD Central Division (via email)