

CITY OF LOS ANGELES  
CALIFORNIA



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October 21, 2024

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

VIA EMAIL

RE: **Planning Case No:** ZA-2024-3002-CUB  
**Project Address:** 2000 E 7th St, Los Angeles, CA 90021  
**Applicant:** Keith Lafonda [Company: Borra La Fond Properties Company]

**Project Description:** A CUB to allow on-site & off-site sales of a full line of alcoholic beverages w/a restaurant having 67 indoor seats & 81 seats for an outdoor patio dining area, w/live musical entertainment w/no dancing.

Dear Zoning Administrator:

At our special held public meeting on October 21, 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-2024-3002-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:** The Owner/Operator shall provide architectural and area lighting along the south building elevation at the rear alley.

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

Sincerely,



Claudia Oliveira  
President,  
DLANC



Debby Zhou  
Chair,  
DLANC Planning & Land Use Committee

Cc:

Gerald Gubatan, Council District 14 (via email)  
Sgt. Richard Koval, LAPD Newton Division (via email)