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**CITY OF LOS ANGELES  
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WWW.DLANC.COM

EMAIL: INFO@DLANC.COM

June 10, 2025

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-2024-2911-CUB  
**Project Address:** 117 Winston St, Los Angeles, CA 90013  
**Applicant:** [Company: McGuire Restaurant Group Inc.]

**Project Description:** CUB for the sale of full line of alcoholic beverages for on-site consumption in a full service restaurant having a 2,620 sqft first floor w/ 103 seats & a 1,510 sqft basement w/ 33 seats.

Dear Zoning Administrator:

At our public meeting on June 10, 2025, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

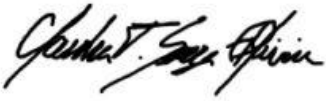
DLANC **supports** the Applicant's requests in Planning Case No. ZA-2024-2911-CUB. DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

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 shall install appropriate noise mitigation and acoustic control measures, such as acoustic ceiling treatments or wall paneling, to effectively manage the transmission of amplified sound to adjacent areas surrounding the venue. The Owner/Operator shall retain a certified acoustical engineer and shall submit their findings and recommendations to the Department of City Planning including evidence of mitigation prior to the utilization of this grant.
- CONDITION 5:** Valet parking shall be provided to patrons. The availability of said valet parking and the location of said parking shall be made known to the public via appropriate posting locations by the Department of City Planning. Additionally, the Valet operator shall comply with the City's Valet Parking Ordinance and shall seek an appropriate Passenger Parking Loading Zone from LADOT. Valet service shall not utilize any local streets for the parking of vehicles at any time.
- CONDITION 6:** No after-hours use of the restaurant shall be permitted. The premises shall not be exclusively used for private parties, including promotional events, in which the general public is excluded. The owner/operator may host private parties or events where a fixed number of patrons is predetermined and does not exceed the seating capacity or maximum occupancy as approved by the Department of City Planning.
- CONDITION 7:** Zoning Administrator impose additional conditions, as necessary, to ensure that the current owner/operator does not utilize this grant, given their stated intention to cease operations at this venue. Should the owner/operator reverse their decision and resume operations, we request that, prior to the grant taking effect, they be required to return to the Neighborhood Council pursuant to Condition 3, and collaborate with the Council Office, LAPD, and surrounding stakeholders to develop and implement appropriate mitigation measures before assuming operations.

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:

Kevin Ocubillo, Council District 14 (via email)  
Sgt. Jeff Punzalan, LAPD Central Division (via email)