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**CITY OF LOS ANGELES  
CALIFORNIA**



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**November 11, 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-2025-3795-CUB  
**Project Address:** 438 South Main Street, Los Angeles, CA 90013  
**Applicant:** Rachel Thomas [Company: Mrs B LLC]

**Project Description:** A Conditional Use Beverage (CUB) permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with an existing lounge/tavern.

Dear Zoning Administrator:

At our special public meeting on **November 11, 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-2025-3795-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:** Owner/Operator will come back and present to DLANC PLUC should owner/operator change.
- CONDITION 2:** Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.
- CONDITION 3:** Owner/Operator shall provide adequate architectural ,area, or security lighting along the Damon Street frontage of the site.

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,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 11, 2025\***

Jens Midthun  
President,  
DLANC

Andrew Wong, AIA  
Chair,  
DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)  
Sgt. Alejandro De La Torre, LAPD Central Division (via email)