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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-2025-541-CUB  
**Project Address:** 655 S Flower St, Los Angeles, CA 90017  
**Applicant:** Loay Lazghoul

**Project Description:** A CUP to allow the sale and dispensing of full-line of alcoholic beverages for off-site consumption in conjunction with an existing 2,182 sq. ft. market.

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-2025-541-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 work with the property owner to install multiple "No Loitering or Public Drinking" signs outside of the subject facility, compliant with LAMC Sec. 41.24. Additionally, the Owner/Operator shall file and have a valid Trespass Arrest Authorization form recorded with LAPD Central Division. The Owner/Operator shall present a copy of the recorded Trespass Arrest Authorization form to the satisfaction of the Department of City Planning as a condition of approval.
- CONDITION 5:** Owner/Operator shall work with the property owner to install additional architectural, area, or security lighting along the Flower Street frontage and the portion of the northside of the building fronting the adjacent structure at 800 Willshire.
- CONDITION 6:** Owner/Operator shall provide the Department of City Planning and LAPD with a copy of the security plan that shows regular exterior perimeter security checks. The Owner/Operator shall also provide additional security monitoring devices such as PTZ cameras to be installed along the perimeter of the subject facility, including adequate camera coverage of the adjacent portion of the exterior adjacent to 800 Willshire.
- CONDITION 7:** Owner/Operator shall ensure a camera surveillance system is operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the LAPD.
- CONDITION 8:** Owner/Operator shall meet with the LAPD Central Division and comply with any additional conditions set forth by the LAPD as a condition of approval. The CUB grant shall also be conditioned on presenting proof to the Zoning Administrator and the Department of City Planning that the applicant has met with the LAPD and has addressed any public safety concerns tied to their continued operations prior to the effectuation of the CUB grant.
- CONDITION 9:** Owner/Operator shall retain an on-site security guard at all hours of operations. The security guard shall routinely patrol the exterior of the property.
- CONDITION 10:** Owner/Operator shall not sell wine coolers, malt beverages or pre-mixed distilled spirit cocktail beverages in single containers of 16 oz. or less and must be sold in manufacturer prepackaged multi-unit

quantities.

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)