

# CITY OF LOS ANGELES

CALIFORNIA



## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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E-MAIL: [Planning@DLANC.com](mailto:Planning@DLANC.com)

DLANC Office Coordinator: Ted Greaton

December 10, 2008

Los Angeles Department of City Planning  
Office of Zoning Administration, 6<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

**RE: Planning Case #: ZA-2008-3108-CUB-CUX**  
**Project Address: 710 S. Santa Fe Avenue – The Firehouse**  
**Applicant: Jeffrey Birkmeyer**

Dear Zoning Administrator:

At our regularly held public meeting on December 9, 2008, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the above-mentioned The Firehouse restaurant/lounge project proposed to be located at 710 South Santa Fe Avenue, pursuant to the motion passed on November 18, 2008, by DLANC’s Planning & Land Use Committee.

In particular, DLANC encourages the City to grant the approvals requested by the applicant to re-activate this historic building as a dining entertainment venue, including a conditional use permit (CUB/CUX) pursuant to L.A.M.C. Section 12.24 W1 to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed lounge and restaurant, including outdoor dining, live entertainment and public patron dancing. In deciding to support the request, DLANC considered the volunteered conditions provided by the applicant, as well as input from other stakeholders in the vicinity. In DLANC’s view, the information presented provides adequate justification for granting the requested permit to allow the re-use of the historic structure as a nightlife venue.

DLANC requests that the approval be subject to any conditions recommended by the Police Department and/or the Council Office relating to security, lighting, monitoring of the premises and adjacent alley, and compliance with all laws. These conditions should include the following: (1) the brick alley to the south of the building (“South Brick Alley”) should be secured with controlled access at all times, without public vehicular or pedestrian access; (2) no alcohol, smoking, live or amplified music should be permitted on the South Brick Alley; (3) outdoor seating on the South Brick Alley should be permitted no later than 10 p.m.; (4) no service deliveries, employee parking/access or waste pickup should be permitted on the South Brick Alley; (5) a full trash enclosure should be built around any dumpsters in the parking area adjacent to the 2121 Lofts building; and (6) ventilation from the restaurant’s kitchen should be up and out of the former firehouse building, and not into the South Brick Alley. Further, in light of the changing neighborhood in the vicinity of the project, DLANC recommends that any permit granted include a requirement for plan approval within one year from the granting of the permit and every three years thereafter, and within sixty days of any transfer of ownership or change of operator.

Please provide a copy of the decision letter to DLANC at the address listed above. Thank you.

Very truly yours,

Very truly yours,



A handwritten signature in blue ink, appearing to read "J. Russell Brown". The signature is stylized and cursive. There is some faint, illegible text in the background behind the signature.

J. Russell Brown  
DLANC President



A handwritten signature in blue ink, appearing to read "Shiraz D. Tangri". The signature is stylized and cursive. There is some faint, illegible text in the background behind the signature.

Shiraz D. Tangri  
DLANC Planning & Land Use Committee Co-Chair

CC: Tara Devine (Council District 14)  
Brandon Finch (EPG, Inc.)  
Lapchih Fan (2121 Lofts)  
Dusty Lynn Gabay (Paragon Lighting Design)