



# PLANNING AND LAND USE COMMITTEE

## MEETING MINUTES

**Meeting Date:** November 15, 2016

**Meeting Time:** 6:30pm

**Meeting Location:** City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

**Contact:** scott.bytof@dlanc.com for more information

1) Call to Order / Roll Call: 6:45pm

Scott Bytof - Chair	P
Patti Berman	P
Robert Newman	P
Nate Cormier	P
Beverly Christiansen	P
Eric Garcia	NP
Michael Delajani	NP
Simon Ha	NP
John Swartz	P
Lauren Mishkind	P
Quinn Tang	P

2) Committee Member Introductions

3) Approve Minutes from 10/18/2016

**4) Motion to Approve Minutes:**

Presented by: Scott Bytof

Seconded by: Beverly Christiansen

Scott Bytof – Chair	P
Patti Berman	P
Nate Cormier	P
Beverly Christiansen	P
Lauren Mishkind	P
Quinn Tang	P
Robert Newman	A
John Swartz	P

Vote Count: Yes: 7; No: 0; Abstention: 1; Not Present: 0

5) **OUTCOME: Motion Passes**

6) Report on 11/9/2016 DLANC Board Meeting concerning items presented by PLUC

7) Declarations of Ex Parte communications: Scott disclosed there is an old business item on the agenda that he is continuing to discuss with applicant regarding next steps.

8) Meetings and quorum update

- 9) General Public Comment - Public comment on Non-Agenda Items within the board’s subject matter. Speakers are asked to fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes. (These parameters may be changed by the chair, depending on number of speakers and time considerations.)
- Public comment: would applaud DLANC for telling applicant to reach out to neighbors and talk to the impacted community. Skid Row is on the verge of getting its own neighborhood council, so they should be the ones to review or vet the project.
  - Public comment: need more information about the 537 Ceres project. Hopeful that this is an opportunity for new housing in Skid Row; encouraged that owner will do something innovative and address the needs of the community.

10) Old Business:

**Case Number:** ZA 2015-3803 (ZAD), ENV 2015-3804-CE

**Project Location:** 537 S Ceres Ave, Los Angeles, CA 90013

**Project Description Request:** To convert existing manufacturing/warehouse to “Joint Living and Working Quarters”

Pursuant to LAMC code sections 12.19 and 12.24X13 requesting the zoning administrator upon application, permit Joint Living and Work Quarters in M2-2D Zone.

**Committee Discussion:** DLANC Board rejected PLUC proposed letter of support, have directed the matter back to PLUC for consideration on next steps. Discussion of whether to hear matter again at PLUC or to have DLANC Executive Committee determine next steps. Comments made that PLUC’s subject matter domain relates to design, liveability of projects, and PLUC has already made decisions and comments in these respects in the past times that applicant came to PLUC. Comments made that DLANC Board discussion of concerns focused on lack of outreach to community, BID concern that applicant doesn’t have proper business plan. Comment made that issue is what is the proper forum for further discussion.

**MOTION:** Let Executive Committee determine next steps for project review

Presented by: Quinn Tang

Seconded by: John Swartz

Scott Bytof – Chair	N
Patti Berman	N
Nate Cormier	N
Beverly Christiansen	N
Lauren Mishkind	N
Quinn Tang	Y
Robert Newman	N
John Swartz	Y

Vote Count: Yes: 2; No: 6; Abstention: 0; Not Present: 0

**OUTCOME: Motion Fails**

**Continued Committee Discussion:** Comment that PLUC can provide letter to City Planning to keep file open until mid-January to give applicant opportunity to come back to PLUC in December if desired.

**Recommended Action:** No action taken.

11) New Business:

- a) **Presentation by:** Mike Obogeanu

**Case Number:** ZA-2014-1149 MCUP CUX; ZA-2015-2961-MPA, ZA-2016-3156-MPA

**Project Location:** 700 W 7<sup>th</sup> Street Unit S440

**Project Description:** Tenant Improvement for new fine dining restaurant and bar (Davio's Northern Italian Steakhouse) with hours of operation and on- and off-site alcohol sales from 11:30 am to 2:00 am, 7 days/week and live entertainment DJ Booth 1<sup>st</sup> floor lounge and small bands on 2<sup>nd</sup> floor as needed for private events.

**Project Request:** Pursuant to LAMC 12.24-M, and pursuant to Condition 7 of ZA 2014-1149 MCUP CUX, requesting a Conditional Use Permit (Master Plan Approval) to permit the on-site and off-site sale of a full line of alcoholic beverages in conjunction with the operation of a 7,825 square-foot, 383-seat restaurant with hours of operation and alcohol sales from 11:30 am – 2:00 am, 7 days/week.

**Recommended action:**

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA-2014-1149 MCUP CUX with such support conditioned on patio doors closed after 10pm Sun-Thurs, and after midnight, Friday and Saturday.

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Lauren Mishkind	Y
Quinn Tang	Y
Robert Newman	Y
John Swartz	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Not Present: 0

**OUTCOME: Motion Passes**

**Motion to AMEND:** Additionally add general condition: Should the operator change, the new operator must seek renewed support from DLANC, LAPD and the Council Office for CD14.

Presented by: Scott Bytof

Seconded by: Patti Berman

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Lauren Mishkind	Y
Quinn Tang	Y
Robert Newman	Y
John Swartz	Y

Vote Count: Yes: 8; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

b) **Presentation by:** Mark Levun

**Case Number:** ZA 2016-4203

**Project Location:** 920-928 W James W Wood Blvd; 908-912 S Georgia Street

**Project Description Request:** Proposed 247-room hotel in 18-story tower with retail, food service, hotel amenities, alcohol service, and associated parking, back of house and related facilities.

1. Pursuant to L.A.M.C. Section 14.5.7, a Transfer of Floor Area Rights (TFAR) for a maximum of 49,999 square feet of floor area;

2. Pursuant to L.A.M.C. Section 16.05.C.1 (b), Site Plan Review for the construction of a maximum of 247 hotel guest rooms;
3. Pursuant to L.A.M.C. Section 12.24.W.1, a Conditional Use Permit for on-site sale and consumption of a full line of alcoholic beverages at the following locations within the hotel:
  - a. Hotel lounge and bar located on the ground level open to the public; and
  - b. Various locations within the hotel programmed exclusively for hotel guests, including
    - within in-room cabinets in the 247 hotel rooms;
    - in the 2<sup>nd</sup> story coffee house restaurant; and
    - on the rooftop pool deck.

**Recommended action:** Committee comments include recommendation that project consider more pedestrian friendly design, greater “openness” of design, and extension of transparent parts of the design (minimize opaqueness). Applicant has agreed to return and present the project again.

c) **Presentation by:** Jamie Poster

**Case Number:** DIR-2016-2476-TDR-SPR, VTT-74276, ENV-2016-2477-EAF

**Project Location:** 1370-1374, 1410-1416 S. Flower Street

**Project Description Request:** The Applicant proposes new construction of a 7-story mixed-use development with up to 152 dwelling units (incl. 5 live/work) 1,184 square feet of ground floor commercial uses with 2 levels of subterranean parking or up to 147 dwelling units and 6,741 square feet of ground floor commercial uses.

1. Pursuant to LAMC Section 17.01, the Applicant requests approval of Vesting Tentative Tract Map No. 74278 to permit merger of the subject parcels and the creation of one ground lot containing either 152 residential units, including 5 ground floor live/work units totaling 5,557 square feet of ground floor commercial/retail space/restaurant space, necessary to facilitate the development of a mixed-use project as defined below.
2. Pursuant to LAMC Section 14.5.7, the Applicant requests approval of a transfer of floor Area (“TFAR”) for transfer of less than 50,000 square feet (i.e. 28,591.1 square feet maximum) in order to construct the floor area necessary for a creative mixed-use project consistent with similar adjacent development projects.
3. Pursuant to LAMC Section 16.05, the Applicant requests the approval of Site Plan Review for a project creating more than 50 residential units.

**Recommended action:**

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. DIR-2016-2476-TDR-SPR, VTT-74276, ENV-2016-2477-EAF with such support conditioned on the following general condition: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Lauren Mishkind	Y
Quinn Tang	NP
Robert Newman	Y
John Swartz	Y

Vote Count: Yes: 7; No: 0; Abstention: 0; Not Present (recuse): 1

**OUTCOME: Motion Passes**

12) Committee Member Comments and Announcements

13) Next Meeting: 12/20/16

14) Adjourn

Presented by: Scott Bytof

Seconded by: Robert Newman

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Lauren Mishkind	Y
Quinn Tang	Y
Robert Newman	Y
John Swartz	Y

Vote Count: Yes: 8; No:0; Abstention: 0; No Present: 0

**OUTCOME: Adjournment**

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the [committee] on any agenda item before the committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

POSTING: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed on our website by clicking on the following link: [www.dlanc.com http://www.dlanc.com](http://www.dlanc.com) , or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please download from our website. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://www.lacity.org/city-government/subscribe-meeting-agendas-and-more/neighborhood-councils> .

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website [www.dlanc.com http://www.dlanc.com](http://www.dlanc.com) .

DISABILITY POLICY: The Downtown Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Venice Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email [ncsupport@lacity.org](mailto:ncsupport@lacity.org) .