



# PLANNING AND LAND USE COMMITTEE

## MEETING MINUTES

**Meeting Date:** July 19, 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: Meeting called at 6:33

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

2) Committee Member Introductions

3) Approve Minutes from 4/19/2016

**Motion to postpone Meeting Minutes to correct formatting issues.**

Presented by: Patti Berman

Seconded by: Michael Delajani

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

4) Approve Minutes from 6/28/2016

**Motion to approve Meeting Minutes.**

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof - Chair	Y
---------------------	---

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	A
Lauren Mishkind	Y

Vote Count: Yes: 8; No: 0; Abstention: 1

**OUTCOME: Motion Passes**

- 5) Report on 7/12/2016 DLANC Board Meeting concerning items presented by PLUC
- 6) Declarations of Ex Parte communications:  
Patti declared an ex parte communication.
- 7) General Public Comment - None
- 8) Old Business: None
- 9) New Business:
  - a) **Presentation by:** Matthew Moore, Complete Wireless Consulting, Inc on behalf of Verizon Wireless

**Case Number:** ENV-2016-527-EAF, ZA-2016-526-CUW

**Project Location:** 752 S MAIN ST 90014

**Project Description Request:**

Pursuant to LAMC 12.24 W 49, request for a Conditional Use Permit to install an unmanned Verizon Wireless facility at the above referenced address. The installation includes Verizon Wireless panel antennas and associated to be mounted on the roof and screened from public view.

Pursuant to LAMC 12.21.A 21, Verizon Wireless proposes that the overall height of the facility extend 14' above the rooftop. The requested height is necessary for the overall functionality for the site so that the antennas will not be impeded by the existing 4' parapet that runs along the perimeter of the entire rooftop.

**Recommended action:** Concerns were raised with the location of the antenna structures, particularly with their proximity to the edge, and visibility from street level. Questions were also raised regarding the reason for selection of this low-rise four story building. PLUC requested that the applicant consider moving the enclosures closer to the center of the building, away from the edge, and to enclose the housings on all four sides because of the building's low height.

**PLUC recommends that applicant study alternatives and return with revised presentation.**

- b) **Presentation by:** Gary Benjamin, Elizabeth Peterson Group
  - Case Number:** ZA 2016-1681-CUB; ENV-2016-1682-CE
  - Project Location:** 541 S SPRING 90013
  - Project Description Request:** PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WOTH A 2,126 SF RESTAURANT AND A 246 SF COVERED PATIO WITH 34 INTERIOR SEATS AND 10 EXTERIOR SEATS WITH HOURS OF OPERATION FROM 6AM TO 2AM DAILY.

**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 2016-1681-CUB.

Presented by: Patti Berman

Seconded by: Michael Delajani

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

- c) **Presentation by:** Gary Benjamin, Elizabeth Peterson Group  
**Case Number:** ZA-2016-1920-CUB; ENV-2016-192-EAF  
**Project Location:** 1124 S SAN JULIAN ST 90015  
**Project Description Request:** PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW THE SALES AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A 333 SEAT 9,571 SF INTERIOR RESTAURANT WITH AN ADDTL 124 SEATS ON A 1,777 SF OUTDOOR PATIO. REQUESTING LIVE ENTERTAINMENT AND HOURS OF OPERATION FROM 8AM TO 12AM SUNDAY THROUGH THURSDAY AND 8AM - 1AM FRIDAY AND SATURDAY.

**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-2016-1920-CUB.

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof – Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

- d) **Presentation by:** Jennifer Yakubik  
**Case Number:** ZA-2016-2071-CUB  
**Project Location:** 1000 W WILSHIRE BLVD 90017

**Project Description Request:** Pursuant to 12.24.W.1, CONDITIONAL USE PERMIT TO ALLOW THE ON-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES

**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-2016-2071-CUB.

Presented by: Simon Ha

Seconded by: Michael Delajani

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

e) **Presentation by:** MATT DZUREC

**Case Number:** CPC-2016-1706-VZC-HD-SPR, ENV-2016-1707-EAF

**Project Location:** 2136 E VIOLET ST 90021

**Project Description Request:** CONSTRUCTION OF NINE-STORY, 108 FOOT IN HEIGHT BUILDING WITH 90,773 SF OF OFFICE SPAVE AND 6,163 SF OF GROUND FLOOR COMMERCIAL SPACE WITH 96,936 SF OF TOTAL FLOOR AREA AND 274 PARKING SPACES.

VESTING ZONE AND HEIGHT DISTRICT CHANGE FROM M3-1-RIO TO M3-2D-RIO PURSUANT TO 12.32.Q; AND SITE PLAN REVIEW PER SECTION 16.05.C.1.A FOR THE CONSTRUCTION OF 96,936 SQUARE FEET OF COMMERCIAL FLOOR AREA.

**Recommended action:**

Concerns were raised regarding the number of above-ground parking levels and visibility of the parking podium from different angles.

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter of conditional support of the Applicant's request in Planning Case No. ENV-2016-1707-EAF with such support premised on fully enclosing on all four sides the parking levels with decorative panels, relocating one or more parking levels underground, or flattening the parking levels to facilitate reuse of the parking levels into commercial, residential or other use in the future.

Presented by: Eric Garcia

Seconded by: Michael Delajani

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y

Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

f) **Presentation by:** Thea Trindle

**Case Number:** ENV-2016-2107-EAF , ZA-2016-2106-ZV-CU-CUB

**Project Location:** 1722 E 16<sup>TH</sup> ST 90021

**Project Description Request:** A 8,465 SF RESTAURANT AND LOUNGE THAT WILL INCLUDE A STAGE AND DANCE FLOOR FOR THE PURPOSE OF HOSTING EVENTS WITH LIVE ENTERTAINMENT. THE SITE WILL HOST A MAXIMUM OF 471 SEATS (889 PATRONS) INSIDE

Pursuant to LAMC 12.27 A Zone Variance to permit a 8,465 square foot Dance Hall in the MR2 zone. Pursuant to LAMC 12.24, W-40 A Conditional Use Permit to allow a 8,465 square foot Restaurant and Lounge with a stage and live entertainment in the MR2 Zone.

Pursuant to 12.24, W-1. A Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new 8,465 sq. ft. Restaurant and Lounge (having a stage with live entertainment) with a maximum of 471 seats (or 889 total patrons) inside, and 42 seats outside in a 697 sq. ft. outdoor patio, all with hours of operation from 10:00am-2:00am daily.

**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-2016-2106-ZV-CU-CUB, but explicitly limits such support to the current operators (should the ownership or operator change, the new owner or operator must reengage in the planning approval process).

Presented by: Simon Ha

Seconded by: Michael Delajani

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Motion Passes**

g) **Presentation by:** Wil Nieves, M.U.R.P. on behalf of DejaVu Showgirls

**Case Number:** ZA-2016-1841-CUB, ENV-2016-1842-MND

**Project Location:** 1800 S MAIN ST 90015

**Project Description Request:** Déjà Vu cabaret lounge wishes to add the service of full line alcohol to its current operation. The existing nude cabaret would be downgraded to a topless cabaret in order to obtain a full line Type 48 liquor license.

PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW THE SALE, SERVICE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, AS AN ACCESSORY USE, IN CONJUNCTION WITH AN EXISTING 13,430 SF ADULT CABARET CLUB ACCOMMODATING 336 PATRONS WITH PROPOSED HOURS OF OPERATION FROM 11AM TO 5AM EVERYDAY IN THE M2-2-O ZONE.

**Recommended action:** Concerns were raised with the appropriateness of this business at the current location.

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter opposing the Applicant’s request in Planning Case No. ZA-2016-1841-CUB.

Presented by: Simon Ha

Seconded by: Patti Perman

**Motion to Amend:** The Planning and Land Use Committee recommends that DLANC submit a letter opposing the Applicant’s request in Planning Case No. ZA-2016-1841-CUB unless Applicant agrees to make the current business more discrete by replacing current window graphics to remove provocative images and to renew approval within one-year.

Presented by: Eric Garcia

Seconded by: Robert Newman

Scott Bytof - Chair	N
Patti Berman	N
Robert Newman	Y
Nate Cormier	N
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	N
Simon Ha	N
Lauren Mishkind	N

Vote Count: Yes: 3; No: 6; Abstention: 0

**OUTCOME: Amended Motion Fails**

Reverted Motion (original Motion)

Scott Bytof – Chair	Y
Patti Berman	Y
Robert Newman	N
Nate Cormier	Y
Beverly Christiansen	N
Eric Garcia	N
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 6; No: 3; Abstention: 0

**OUTCOME: Motion Passes**

- 10) Update on Past Projects
- 11) Committee Assignments and Objectives
- 12) Other Committee Member Comments and Announcements: Members mentioned that they would like to discuss the EIR for the Streetcar project, Recode LA, and launch a website or portal that provides the community with information about current developments (neighborhood intelligence/map).
- 13) Next Meeting: 8/16/16
- 14) Adjournment:

Presented by: Scott Bytof

Seconded by: Patti Berman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y

Vote Count: Yes: 9; No: 0; Abstention: 0

**OUTCOME: Meeting adjourned at 9:45 PM**