



PLANNING AND LAND USE COMMITTEE

MEETING MINUTES

Meeting Date: August 16, 2016

Meeting Time: 6:30pm

Meeting Location: DLANC Office 529 S Broadway Suite 203 Los Angeles, CA 90013

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

- 1) Call to Order / Roll Call: Meeting called at 6:38

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

- 2) Committee Member Introductions
- 3) Approve Minutes from 7/19/2016

Motion to approve Meeting Minutes.

Presented by: Eric Garcia

Seconded by: Robert Newman

Patti Berman	Y
Robert Newman	Y
Nate Cormier	NP
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	NP

Vote Count: Yes: 7; No: 0; Abstention: 0

OUTCOME: Motion Passes

- 4) Report on 8/9/2016 DLANC Board Meeting concerning items presented by PLUC – 1800 S Main Board Reversal
- 5) Declarations of Ex Parte communications
- 6) General Public Comment: None
- 7) Old Business: None
- 8) New Business:

a) **Presentation by:** Bryan Eck, City Planner, Department of City Planning
Case Number: N/A
Project Location: N/A
Project Description Request: Downtown Community Plan Progress Report, Upcoming community outreach.
Recommended action: None.

b) **Presentation by:** Lee Rabun, President & Chief Consultant CLR Enterprises, Inc.
Case Number: ZA 2016-430-CUB-CUX-CUW ENV-2016-431-EAF
Project Location: 414 Boyd Street #B, Los Angeles, CA 90013
Project Description Request:

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with a proposed 6,000 sq. ft. bar with live entertainment and patron dancing; having a seating capacity for 223 patrons; with hours of operation and alcohol sales from 6am to 2am daily, in the M2-2D-0 zone.

Pursuant to L.A.M.C. Section 12.24-W, 1, A Conditional Use Permit to allow the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,000 square-foot lounge/bar at the second floor and at the roof top of an existing building with interior and roof top seating capacity for 223 patrons, having hours of operation and alcohol sales from 6 a.m. to 2 a.m., daily.

Pursuant to L.A.M.C. Section 12.24-W, 18(a), A Conditional Use Permit to allow patron dancing at the second floor (indoors)

Pursuant to L.A.M.C. Section 12.24-W, 34, A Conditional Use Permit to allow a maximum of 15 electronic/mechanical controlled game/video machines at the second floor of the subject building.

Recommended action: The public raised questions regarding security. Applicant stated that there would be one guard for every 75 patrons for non-dancing nights and one for every 50 patrons for dancing nights. There have been no plans for extra exterior lighting at this time. Applicant further clarified that there would be no live music or dancing on the roof.

Original 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 2016-430-CUB-CUX-CUW ENV-2016-431-EAF, and requests annual review of the security plan by the LAPD for the term of the CUP.

Presented by: Michael Delajani

Seconded by: Simon Ha

Motion to amend: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA 2016-430-CUB-CUX-CUW ENV-2016-431-EAF, and requests ~~annual~~ review of the security plan by the LAPD ~~for the term of the CUP~~ after a year of opening, subject to LAPD determination for any further review during the term of the CUP.

Presented by: Quinn Tang

Seconded by: Eric Garcia

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

OUTCOME: Motion to Amend Passes

Amended 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 2016-430-CUB-CUX-CUW ENV-2016-431-EAF, and requests review of the security plan by the LAPD after a year of opening, subject to LAPD determination for any further review during the term of the CUP. Identification of movers same as original motion.

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

OUTCOME: Amended Motion Passes

c) **Presentation by:** Thea Trindle

Case Number: ZA-2016-2506-CUB

Project Location: 733 S Spring Street, Los Angeles, CA 90014

Project Description Request:

A Conditional Use Permit to allow the sale of and dispensing of a full line of alcoholic beverages and for on-site consumption and live entertainment (unamplified music) in conjunction with a proposed 7,115 sq. ft. restaurant and mezzanine having 217 seats with a 336 sq. ft. outdoor patio having 26 seats. Proposed hours of operation are 11:00am – 2:00am daily.

Pursuant to 12.24-W.1 A Conditional Use Permit to allow the sale of and dispensing of a full line of alcoholic beverages and for on-site consumption in conjunction with a proposed restaurant and a mezzanine with an outdoor patio and live entertainment (unamplified music) in the C5-4D Zone.

Recommended action: Concerns were raised regarding the sidewalk patio and the amount of remaining space left for pedestrians (currently less than 2 feet). Concerns were also raised regarding the lack of an operator. PLUC discussed whether it should require plan approval after

an operator is found to ensure that the operator is well vetted. Applicant explained that requiring reapplication was costly and repetitive. PLUC explained that without reapplication, approval of operator is left to administrators, rather than the public, and protections are maximized by requiring the applicant to reseek plan approval.

Original 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-2016-2506-CUB with such support conditioned on requiring the applicant to seek plan approval after an operator has been identified.

Presented by: Eric Garcia

Seconded by: Robert Newman

Motion to amend: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2016-2506-CUB ~~with such support conditioned on requiring the applicant to seek plan approval after an operator has been identified.~~

Presented by: Nate Cormier

No second.

OUTCOME: Motion fails due to no second.

Original Motion: See above.

Identification of movers same as original motion.

Patti Berman	Y
Robert Newman	Y
Nate Cormier	N
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

OUTCOME: Motion Passes

d) **Presentation by:** Maxim Kotelevets

Case Number: ZA-2016-2665-MPA

Project Location: 317 South Broadway C2/B3

Project Description Request: Pursuant to 12-24 M Master Plan Approval allowing the sale and dispensing of beer and wine for on site consumption in conjunction with an existing 395 square foot restaurant with 15 counter seats within the Grand Central Market. Proposed hours of operation are 11:00 a.m. to 12:00 a.m. 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-2016-2665-MPA.

Presented by: Simon Ha

Seconded by: Robert Newman

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	NP

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

OUTCOME: Motion Passes

e) **Presentation by:** Gary Benjamin, Senior Planner, Elizabeth Peterson Group, Inc.

Case Number: ZA-2016-2478-ZV-CUB-CUX, ENV-2016-2442-EAF

Project Location: 1060 S Broadway

Project Description Request:

~~164~~ 174 room 80,800 sf. hotel w/three restaurant areas, two lounge areas, rooftop pool deck, spa, event space, ~~164~~ 174 mini bars, all are to be operated by The Hoxton hotel.

Pursuant to LAMC Section 12.24-W, 1, the applicant is requesting a new Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a change of use of an existing 80,800 sf. commercial office building to an 80,446 sf. hotel with restaurants, lounges, event space, pool deck and spa, with hours of operation of 24 hours daily and alcohol service from 6 AM-2 AM daily, as follows:

1. Alcohol service at the basement level, including: a. 2,909 sf. restaurant, with a 1,105 sf. seating area with 99 interior seats. b. Two portable bars.
2. Alcohol service at the ground floor level, including: a. 3,817 sf. restaurant, with a 1,853 sf. interior seating area with 127 interior seats and a 607 sf. outdoor seating area with 62 outdoor seats. b. 2,926 sf. lounge, with a 1,203 sf. interior seating area with 91 interior seats and a 1,108 sf. outdoor seating area with 120 outdoor seats. c. Five portable bars, including three interior portable bars and two outdoor portable bars.
3. Alcohol service at the second floor level, including: a. 1,934 sf. event space, with 1,233 sf. of meeting rooms with 71 seats. b. Three portable bars.
4. Alcohol service at the roof level, including: a. 2,738 sf. restaurant, with a 1,331 sf. rooftop seating area with 108 outdoor seats. b. 1,646 sf. rooftop pool deck, with 82 outdoor seats. c. 1,776 sf. rooftop lounge, with 113 outdoor seats. d. Six portable bars.
5. ~~164~~ 174 in-room alcohol access cabinets (minibars).

Location Total Floor Area Total Seats Indoor Outdoor Basement Restaurant
2,909 99 - Ground Floor Restaurant 3,817 127 62 Ground Floor Lounge 2,926 91
120 Second Floor Event Space 1,934 71 - Rooftop Restaurant 2,738 - 108 2

Rooftop Pool Deck 1,646 - 82 Rooftop Lounge 1,776 - 113 Combined 17,746 388
 485 In-room access cabinets - ~~164~~ 174 rooms

Pursuant to LAMC Section 12.24-W, 18, the applicant is requesting a Conditional Use Permit to allow live entertainment and public dancing within the basement restaurant, ground floor lounge, second floor event space, and rooftop restaurant.

Pursuant to LAMC Section 12.27, the applicant is requesting a Zone Variance for relief from LAMC Section 12.14-A, 1(b)3 to permit uncovered, rooftop dining with live entertainment and dancing in the C2 Zone.

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-2016-2478-ZV-CUB-CUX.

Presented by: Quinn Tang

Seconded by: Robert Newman

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

OUTCOME: Motion Passes

f) **Presentation by:** Ben Rosen, Brendan O’Donnell, Skid Row Housing Trust

Case Number: N/A

Project Location: 649 S Wall St, 401 E 7th St

Project Description Request: Follow-up on project generally supported by DLANC on 3/10/15.

Recommended action: None.

Simon Ha and Robert Newman recused themselves. Applicant explained that the bottom three floors will be housed by a federally certified health center. Above the health clinic will be affordable housing for homeless, 55 units: 54 studios, 1 two bedroom manager units, all of which will be permanent supportive housing. Some members of the public expressed concern regarding the number of supporting housing units concentrated in Skid Row because it further concentrates poverty in Skid Row. Members explained that the area is not right for recovery and is too expensive to build these type of units in Los Angeles because the resources don’t go as far as they could elsewhere. Other members expressed support for the project explaining that these developments save lives.

g) **Presentation by:** Ben Rosen, Brendan O’Donnell, Skid Row Housing Trust

Case Number: N/A

Project Location: 519 E 7th St

Project Description Request: Follow-up on project.

Recommended action: None.

Applicant explained that there will be 100 units (80 studio units in one building and 19 studio units in another). Members of the public supported the project stating that we need more housing. Other members of the public expressed concern about the success rate of such housing in Skid Row, stating that the Union Rescue Mission success rate is 80% outside of DTLA and only 10% in Skid Row.

9) Committee Member Comments and Announcements: Patti announced a thursday night cabaret at Le Petit.

10) Next Meeting: 9/20/16

11) Adjournment

Presented by: Robert Newman

Seconded by: Lauren Mishkind

Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Eric Garcia	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

OUTCOME: Meeting adjourned at 9:33 PM