



PLANNING AND LAND USE COMMITTEE

MEETING MINUTES

Meeting Date: September 20, 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 6:35

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

2) Committee Member Introductions

3) Approve Minutes from 8/16/2016

Motion to approve Meeting Minutes.

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|----------------------|----|
| Scott Bytof – Chair | A |
| Patti Berman | Y |
| Nate Cormier | NP |
| Beverly Christiansen | A |
| Eric Garcia | NP |
| Simon Ha | Y |
| John Swartz | Y |
| Lauren Mishkind | Y |

Vote Count: Yes: 4; No: 0; Abstention: 2; Not Present: 2

OUTCOME: Motion Passes

4) Report on 9/13/2016 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications: Scott Bytof disclosed that he had conversations with counsel for Agenda Item No. 9a to bring him up to speed on previous committee and board actions regarding this project, and to learn about actions the applicant has taken in order to request an opportunity to present to the committee again.

6) Meetings and quorum discussion: Patti Berman discussed the fact that the 7 board committee members are more than half of our board quorum of 13. To date we have never had more than 6 board members in attendance at a PLUC meeting since the new board was installed, but even if we

have less than a quorum seated, we can exceed more than half of the quorum with additional board members in the audience making public comments.

7) General Public Comment: No public comment.

8) Old Business: None

9) New Business:

a) **Presentation by**: Sassan Masserat

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

Project Location: 537 S Ceres Ave, Los Angeles, 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.

Recommended action: Applicant addressed each of the issues outlined in an earlier DLANC letter opposing the project. Specifically, Applicant explained that the project now has community space, laundry room, landscaping, windows, open roof, sky lights, AC in every unit, and a certain number of units will be set aside for low income residents. Security will be present 6-8 hours a day. Committee members expressed concern regarding the detailed design of the project, the lack of mail room, utility/equipment room, parking, and whether the passive ventilation system would function correctly. Some members expressed concern about the heightened scrutiny seemingly applied to this project and questioned motivations behind such application. Applicant agreed to present a revised project next month.

b) **Presentation by**: Dafne Gokcen, FE Design Consulting

Case Number: ZA 2016-3156-MPA, ENV-2016-3157-CE

Project Location: 700 S Flower St, G140, Los Angeles, CA 90017

Project Description Request: Change of use from gym to restaurant in a major shopping center. A Master Plan Approval to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,412 sq. ft. restaurant with 19 seats and two covered patios totaling 316 sq. ft. with 14 seats and 24 hour daily operation. In accordance with the approved Master Conditional Use Permit # ZA-2014-1149(MCUP)(CUX).

Pursuant to LAMC code section 12.24-W.1. A Master Plan Approval to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,728 sq.ft. restaurant with 33 seats, including 316 sq.ft. of outdoor dining with 14 seats in the C2-4D 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 2016-3156-MPA.

Presented by: Simon Ha

Seconded by: Beverly Christiansen

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|----------------------|----|
| Scott Bytof – Chair | NP |
| Patti Berman | Y |
| Nate Cormier | Y |
| Beverly Christiansen | Y |
| Eric Garcia | Y |
| Simon Ha | Y |
| John Swartz | Y |
| Lauren Mishkind | Y |

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

OUTCOME: Motion Passes

- c) **Presentation by:** Sara Houghton, Rosenheim & Associates
Case Number: ZA-2011-213-213-PA1, ENV-2016-2829-CE
Project Location: 514 W 7th Street, Los Angeles, CA 90014
Project Description Request: Plan approval to continue on-site sales & dispensing of a full-line of alcoholic beverages in conjunction with an existing +-2,466 SF restaurant w/82 seats.

Pursuant to LAMC code section 12.24 M, Plan Approval for the continued on-site sales and dispensing of a full line of alcoholic beverages in conjunction with an +-2,466 SF restaurant w/80 seats.

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-2011-213-213-PA1.

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| Scott Bytof – Chair | Y |
| Patti Berman | Y |
| Nate Cormier | Y |
| Beverly Christiansen | Y |
| Eric Garcia | Y |
| Simon Ha | Y |
| John Swartz | Y |
| Lauren Mishkind | Y |

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

OUTCOME: Motion Passes

- d) **Presentation by:** Terry Dickerhoff
Case Number: ENV=2016-3026-CE, ZA-2016-3025-ZV
Project Location: 110 W 11th St, Los Angeles, CA 90015
Project Description Request: Change of use from storage to retail/restaurant/commercial in the basement of an existing commercial building. Request to allow zero (0) parking spaces in lieu of required five (5) parking spaces.

Recommended action: Will be rescheduled.

- e) **Presentation by:** Jaime Meza
Case Number: ENV-2016-2795-EAF. ZA-2016-2794-ZV
Project Location: 1017 E Washington Blvd, Los Angeles, CA 90021
Project Description Request: Request for spray booth at an existing auto body and paint shop.
Recommended action: Will be rescheduled.

10) Committee Member Comments and Announcements

11) Next Meeting: 10/18/16

12) Adjourn:

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|----------------------|---|
| Scott Bytof – Chair | Y |
| Patti Berman | Y |
| Nate Cormier | Y |
| Beverly Christiansen | Y |
| Eric Garcia | Y |
| Simon Ha | Y |
| John Swartz | Y |

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|-----------------|---|
| Lauren Mishkind | Y |
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Vote Count: Yes: 8; No: 0; Abstention: 0

OUTCOME: Meeting adjourned at 8:36 PM