



# PLANNING AND LAND USE COMMITTEE

## MEETING MINUTES

**Meeting Date:** October 18, 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: 6:43

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

2) Committee Member Introductions

3) Approve Minutes from 9/20/2016

**Motion to Approve Minutes:**

Presented by: Beverly Christiansen

Seconded by: Lauren Mishkind

Scott Bytof – Chair	A
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	NP
Lauren Mishkind	Y
Quinn Tang	A

Vote Count: Yes: 5; No: 0; Abstention: 2; Not Present: 1

**OUTCOME: Motion Passes**

4) Report on 10/10/2016 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications: Patti Berman disclosed that she visited 464 Main.

6) Meetings and quorum update

7) Chair Message – Explanation of Agenda Items 12-13

8) General Public Comment: Comment made from a member of the public that no one in PLUC represents Skid Row. Informed PLUC that Skid Row is very interested in forming its own NC. The

Skid Row NC would deal with matters primarily impacting Skid Row, and therefore asked that PLUC defer on hearing any matters involving Skid Row.

- 9) LA2040 Debrief – Committee Discussion: Committee member raised concern about the plan for inclusion of additional units of permanent supportive housing. Committee members also discussed what level of input to provide at this time.

10) Old Business:

**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 presented a revised project addressing the list of issues identified in the prior PLUC meeting. Applicant initially reduced the number of units from 21 to 16, and now to 13 to increase square footage for each unit. Mailbox area has been added. Mechanical room has been added. Open areas removed and glass ceilings added. Drainage has been reviewed and improved. Patio dimensions were increased.

**Public Comment:** One member from the public asked PLUC to defer on ruling.

**Member Comment:** P. Berman stated that CCE had reported that Gladys alleyway is a bit dangerous. Applicant said that they are prepared to take action to improve the alley, will have security, will have gates, and cameras. Questions were raised about pricing the units and how they plan to market the units. E. Garcia stated that eyes on the street improves safety and concerns about misleading advertising could be addressed with legal remedies.

**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 2015-3803 (ZAD), ENV 2015-3804-CE with such support conditioned on requiring the applicant to provide its tenants at least 8 hours of on-site security per day for at least one year.

Presented by: Scott Bytof

Seconded by: Michael Delajani

Scott Bytof – Chair	Y
Patti Berman	A
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	A

Vote Count: Yes: 6; No: 0; Abstention: 2

**OUTCOME: Motion Passes**

11) New Business:

a) **Presentation by:** Kate Bartolo, Kate Bartolo & Associates

**Case Number:** ZA 2011-1019-CUB, ENV-2011-1020-CE

**Project Location:** 464 S Main St. Los Angeles, CA 90013

**Project Description Request:** Sales and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with existing 2,273 square-foot restaurant with 64 seats (interior only) and hours of operation from 9:00 AM to 2:00 AM daily.

Pursuant to LAMC code section 12.24-W,1, Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with an existing 2,273 square-foot restaurant in the (Q)C4-2D zone.

**Recommended action:** Applicant’s request is outlined in Attachment A, which identifies 2431 square feet and 87 seats. Applicant requests a full line of alcohol and stated that it was not interested in dancing or amplified music. Outdoor patio will close at midnight.

**Public Comment:** A member of the public stated that they were against allowing more alcohol in the area because they are concerned that another operator may come in and become unruly.

**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 2011-1019-CUB, ENV-2011-1020-CE with such support limited to the current operator. 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
Eric Garcia	Y
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

**OUTCOME: Motion Passes**

b) **Presentation by:** Kevin Franklin, Liquor Specialist

**Case Number:** ZA 2016-2032-ZV

**Project Location:** 155 S Main St, Los Angeles, CA 90012

**Project Description Request:** On site consumption of a full-line of alcoholic beverages in a existing restaurant measuring 8,147 (ft)<sup>2</sup> with seating of 175 seats (22 patio) and hours 6AM – 2AM daily.

Pursuant to LAMC code section 12.27 and 12.04.09, Zone variance to allow the sale of a full-line of alcohol in an existing restaurant in the PF-4D zone.

**Recommended action:** Applicant’s request states no hours, and PLUC would like to see a condition include hour limitations. PLUC would also like to see any support conditioned on the operator remaining the same. Some members expressed concerns about patio noise.

**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 2016-2032-ZV with such support conditioned on live entertainment limited to interior non-amplified music, hours of operation limited to 6 am to 2 am, alcohol service limited to 10 am to 2 am, and support limited to the current operator - should the operator change, the new operator must seek renewed support from DLANC, LAPD and the Council Office for CD14.

Presented by: Beverly Christiansen

Seconded by: Scot Bytof

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

**OUTCOME: Motion Passes**

c) **Presentation by:** Dafne Gokcen, F.E. Design and Consulting

**Case Number:** ZA-2016-3417-CUB, ENV-2016-3418-EAF

**Project Location:** 523 W 6<sup>th</sup> Street, Los Angeles, CA 90014

**Project Description Request:** A Conditional Use Permit to allow the sale and consumption of a full line of alcoholic beverages for on-site consumption with a proposed 9,213 square-foot res(t)aurant (two floors) including two uncovered patios on the ground floor totaling 1,139 square feet with 280 seats total and hours of operation from 7:30 a.m. to 2 a.m. daily and proposed live non-amplified entertainment.

Pursuant to LAMC code section 12.24-W,1, A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with a proposed 9,213 square-foot restaurant (two floors) including two uncovered patios on the ground floor totaling 1,139 s.f. with 280 seats total and hours of operation from 7:30 a.m. to 2 a.m. daily and proposed live non-amplified entertainment in the C2-4D Zone.

**Recommended action:** Applicant desires to obtain a CUP before it has an operator or tenant. E. Garcia expressed concern about supporting such a request without having any mechanism to vet any would-be operator or tenant. Premature requests for similar CUPs have been rejected in the past, and concerns were raised about diminishing PLUC’s role in performing its gatekeeping function by supporting a CUP without any indication regarding who the future operator or tenant may be.

**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-2016-3417-CUB, ENV-2016-3418-EAF with such support conditioned on Applicant agreeing to present an operator to DLANC once an operator has been identified for review.

Presented by: Scot Bytof

Seconded by: Michael Delajani

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	A
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 7; No: 0; Abstention: 1

**OUTCOME: Motion Passes**

d) **Presentation by:** Sherrie Olsen, PLRC

**Case Number:** ZA-2008-4347-CUB-PA1, ENV-2016-2767-CE

**Project Location:** 1690 S Alameda St., Los Angeles, CA 90021

**Project Description Request:** Pursuant to LAMC code section 12.24M, Approval of plans to allow the continue sale of beer and wine for off-site consumption in conjunction with an existing 1,000 sq ft. service station and a mini mart with an 630 sq ft car wash. Mini mart hours 8am-11pm daily Gas station/Car wash 24 hours 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-2008-4347-CUB-PA1, ENV-2016-2767-CE.

Presented by: Scot Bytof

Seconded by: Michael Delajani

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	NP

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

**OUTCOME: Motion Passes**

e) **Presentation by:** N/A

**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:** No action taken.

12) Criteria for Hearing Projects in and outside of our boundaries: Brief Discussion

13) How should DLANC Planning fit in to City Approval process puzzle: Brief Discussion

14) Committee Member Comments and Announcements

15) Next Meeting: 11/15/16

16) Adjourn

Presented by: Beverly Christiansen

Seconded by: Nate Cormier

Scott Bytof – Chair	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
Lauren Mishkind	Y
Quinn Tang	Y

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

**OUTCOME: Adjournment**