



# PLANNING AND LAND USE COMMITTEE

## MEETING MINUTES

**Meeting Date:** December 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: 6:40

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

2) Committee Member Introductions

3) Approve Minutes from 11/15/2016

**Motion to Approve Minutes:**

Scott Bytof – Chair	Y
Patti Berman	Y
Beverly Christiansen	Y
Eric Garcia	A
Michael Delajani	Y
John Swartz	Y

Vote Count: Yes: 5; No: 0; Abstention: 1

**OUTCOME: Motion Passes**

4) Report on 12/13/2016 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications: Scott Bytof disclosed that he had an ex parte communication with one of the presenters regarding subject matter to present.

6) General Public Comment - Public comment on Non-Agenda Items within the board’s subject matter. Member of the public commented on the Angels Flight.

7) Speakers:

a) Shane Phillips, Project Director, Los Angeles Streetcar – New Downtown Community Plan.

8) Old Business:

a) **Presentation by:** None

**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.

**Recommended action:** Per board action on 11/9/16, expecting update on outreach and budget in January

b) **Presentation by:** None

**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:** Follow up for 7/19/16 meeting. Location determined not to be structurally sound. Seeking feedback on other locations.

c) **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:** Review design changes from 11/15/16 presentation. To be determined.

**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 2016-4203.

Presented by: Beverly Christiansen

Seconded by: John Swartz

Scott Bytof – Chair	Y
Patti Berman	Y
Beverly Christiansen	Y
Eric Garcia	Y

Michael Delajani	Y
John Swartz	Y

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

**OUTCOME: Motion Passes**

9) New Business:

a) **Presentation by:** Tanner Blackman

**Case Number:** CPC-2016-3683-GPA-VZC-HD-SPR, ENV-2016-3685-EAF, VTT-74444

**Project Location:** 212-230 E. 7<sup>th</sup> Street, 701-739 S. Maple Avenue

**Project Description Request:** A mixed-use project consisting of up to 452 residential units and approximately 13,655 square feet of commercial.

- 1) Pursuant to Charter Sections 555, 556 and Los Angeles Municipal Code (“LAMC”) Sections 11.5.6 and 12.32, a General Plan Amendment to change the land use designation in the Central City Community Plan from Limited Manufacturing to Community Commercial; and to amend the Community Plan Map to exempt the project from the provisions of Footnote 2.
- 2) Pursuant to Charter Sections 556, 558 and LAMC Sections 12.32.Q, a Vesting Zone Change to change the zone designation from M2 to C2.
- 3) Pursuant to Charter Sections 556, 558 and LAMC Section 12.32.F, a Height District Change to change the height from “2D” to “2” to permit a total floor area of 6 times the buildable area of the lot.
- 4) Pursuant to LAMC Section 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
- 5) Pursuant to LAMC Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map No. 74444 (VTT-7444) for the merger and resubdivision of the site into a single ground lot (Lot 1) and twelve (12) airspace lots, and to merge 12 feet of previously dedicated land, at a length of approximately 132 feet and 70 feet, along Maple Avenue, consistent with the standards identified in the Mobility Plan 2035.
  - a. The Applicant also requests that the proposed haul route be approved concurrent with the Vesting Tentative Tract Map.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, excavation, grading, haul route, shoring, foundation, building, and tenant improvements.

**Recommended action:** Members of the committee expressed concern regarding loss of parking for businesses in the area. In addition, there was concern that applicant was seeking support prematurely, as stakeholders and BIDs have not weighed in at this time. In addition there was some concern expressed about the architecture, it may be in conflict with the surrounding area, especially the Historic Core. Other members expressed concern about the color being too modern and not compatible with the colorful buildings in the area. Some members asked about the geometry of the paseo and whether it was to remain open all hours, or limited hours. Another member of the committee asked about affordable housing units, 11% will be affordable. The units will be apartments. Members strongly suggested that the project maintain grid windows and perhaps revisit the color. Members also suggested that the Committee better advocate for parking structures to be built, located in strategic locations, to better address the loss of parking in Downtown.

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. CPC-2016-3683-GPA-VZC-HD-SPR, ENV-2016-3685-EAF, VTT-74444 with such support conditioned on the project maintaining the industrially inspired window grid aesthetic and to maintain pedestrian access during construction.

Presented by: John Swartz

Seconded by: Beverly Christiansen

Scott Bytof – Chair	Y
Patti Berman	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	A
John Swartz	Y

Vote Count: Yes: 5; No: 0; Abstention: 1

**OUTCOME: Motion Passes**

**b) Downtown DASH Priorities**

**Presentation by:** Patti Berman and John Swartz

**Recommended action:** The committee discussed Dash routes and positions to recommend for rerouting DASH routes.

**Motion:** The Planning and Land Use Committee recommends that DLANC submit a letter providing feedback regarding DASH routes, as identified in the attached draft.

Presented by: John Swartz

Seconded by: Patti Berman

Scott Bytof – Chair	Y
Patti Berman	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
John Swartz	Y

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

**OUTCOME: Motion Passes**

10) Committee Member Comments and Announcements

11) Next Meeting: 1/17/17

12) Adjourn

Presented by: Beverly Christiansen

Seconded by: Eric Garcia

Scott Bytof – Chair	Y
Patti Berman	Y
Beverly Christiansen	Y
Eric Garcia	Y
Michael Delajani	Y
John Swartz	Y

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

**OUTCOME: Adjournment**