



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** January 17, 2017

**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 6:40PM

1	Scott Bytof - Chair	P
2	Patti Berman	P
3	Robert Newman	P
4	Nate Cormier	P
5	Beverly Christiansen	P
6	Eric Garcia	NP
7	Michael Delajani	P
8	Simon Ha	P
9	John Swartz	P
10	Lauren Mishkind	P
11	Quinn Tang	P

2) Committee Member Introductions

3) Approve Minutes from 12/20/2016

**Motion to Approve Minutes:**

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Abstain
Lauren Mishkind (not yet arrived)	-
Robert Newman (not in room during vote)	-
Quinn Tang	Abstain
John Swartz	Y

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

**OUTCOME: Motion Passes**

4) Report on 1/10/2017 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications: Scott had conversation with representative of 2<sup>nd</sup>/Broadway project about things PLUC seeks in projects (e.g., walkability, eyes on the street, etc.)

6) General Public Comment - Public comment on Non-Agenda Items within the board's subject matter.  
None.

7) Old Business:

a) **Presentation by:** Sassan Masserat

**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:** **No Action;** applicant is aiming to return to PLUC next month

8) New Business:

a) **Presentation by:** Margaret Taylor

**Case Number:** ENV-2016-4299-CE, ZA-2016-4298-CUB

**Project Location:** 400 W 8<sup>th</sup> Street, Unit 3, Los Angeles, CA 90014

**Project Description Request:** A Conditional Use Permit to allow for the on-site consumption of beer and wine in conjunction with a proposed 2,276 square-foot restaurant with 83 indoor seats within a vacant 7,759 square foot Night-Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm daily.

Pursuant to LAMC Section 12.24 W 1 A Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,276 square foot restaurant with 83 indoor seats within a vacant 7,759 square-foot Night Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm, 7 days/week.

**Committee Discussion:** Members of the Committee inquired about outdoor seating, and noted there is an opportunity for an area off of the curb to be used as a parklet for outdoor seating and pet use.

**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. ENV-2016-4299-CE, ZA-2016-4298-CUB.**

Presented by: Simon Ha

Seconded by: Patti Berman

Scott Bytof	Absent
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y
Robert Newman	Y
Quinn Tang	Y
John Swartz	Y

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1

**OUTCOME: Motion Passes.**

**MOTION: TO AMEND the prior motion, to support the review/approval of Planning Case No. ENV-2016-4299-CE, ZA-2016-4298-CUB by administrative review/approval.**

Presented: Simon Ha  
 Seconded: Mike Delajani

Scott Bytof	Absent
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y
Robert Newman	Y
Quinn Tang	N
John Swartz	Y

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

**OUTCOME: Motion Passes**

b) **Presentation by:** Kate Bartolo

**Case Number:** ENV-2016-3893-CE, ZA-2016-3892-ZAA

**Project Location:** 701 S. Hill (701, 715 S. Hill St. / 400-406 w. 7<sup>th</sup> St.)

**Project Description/Request:** Adaptive reuse of an existing 17-story building to residential apartments with commercial retail on ground floor. Pursuant to LAMC Section 12.28, 12.22-A,26(i)(1) Zoning Administrator’s Adjustment to all(ow) an average dwelling unit size of 660 square feet in lieu of the allowable average 750 square foot standard required for new dwelling units, a 12% reduction in minimum unit size, in conjunction of the adaptive reuse of a 17 story building.

**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. ENV-2016-3893-CE, ZA-2016-3892-ZAA.**

Presented by: Simon Ha

Seconded by: Robert Newman

Scott Bytof	absent
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Y
Lauren Mishkind	Y
Robert Newman	Y
Quinn Tang	Y
John Swartz	Y

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1

**OUTCOME: Motion Passes**

c) **Presentation by:** Daniel Taban

**Case Number:** ENV-2016-3026-CE, ZA-2016-3015-ZV

**Project Location:** 110 W 11<sup>th</sup> Street, Los Angeles, CA 90015

**Project Description/Request:** Change of Use from storage to Retail/Restaurant/Commercial in the basement of a commercial building, see attached (posted documents). Request to allow zero parking space in lieu of the required 5 parking spaces.

**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. ENV-2016-3026-CE, ZA-2016-3015-ZV.**

Presented by: John Swartz

Seconded by: Michael Delajani

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Recuse
Michael Delajani	Y
Simon Ha	Recuse
Lauren Mishkind	Y
Robert Newman	Absent
Quinn Tang	Y
John Swartz	Y

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 3

**OUTCOME: Motion Passes**

d) **Presentation by:** Daniel Taban

**Case Number:** CPC-2016-3479-GPA-VZC-DB-SPR, ENV-2016-3480-EAF, VTT-74564

**Project Location:** 2110 2130 E. Bay Street, 2141 E. Sacramento Street

**Project Description/Request:** Proposed project will have 110 Live/Work dwellings, with 50,848 sq. ft. of retail and restaurant space and 113,350 sq. ft. of office A 11% of the projects based density will be very low income Restricted Affordable units.

From Attachment “A”:

- (1) Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendments to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units (“LW”), 1% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial space 113,350 square feet of creative office space. The Amendments include
  - a) To revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial.
  - b) The deletion of Community Plan Footnote’s 1 and 6 from the Industrial land use category to accommodate a “2” Height District in the CM zone.
- (2) Pursuant to L.A.M.C. Section 12.32 F and Q, the Applicant requests approval of a Vesting Zone and Height District change from M3-1-RIO (Heavy Industrial Zone) to CM-2-RIO (Commercial Manufacturing Zone in Height District 2) to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units (“LW”), 11% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space.

- (3) Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings.
- (4) Pursuant to California Government Code Sections 66473.1 AND 66474 (Subdivision Map Act) and LAMC, Section 17.00 of Article 7 (Division of Land), the Applicant requests approval of a Vesting Tentative Tract Map to merge all lots into one development site.
  - a) The request includes an 11% reduction in the CM lot area requirements (1 per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area;
- (5) Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, excavation, shoring, grading, foundation, building, and tenant improvements.

**Public Comments:** (1) Commenter expressed interest in ensuring that redevelopment of the project area is balanced, inclusive, and is executed in a manner that nurtures local culture, rather than extinguish it like other cities. Need to take into account the interests of those who have been living in the area.

**Committee Discussion:** Would be good to keep openness of the paseos/walkway spaces in the project.

**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. CPC-2016-3479-GPA-VZC-DB-SPR, ENV-2016-3480-EAF, VTT-74564 with such support conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction.

Presented by: Mike Delajani

Seconded by: Nate Cormier

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Recuse
Michael Delajani	Y
Simon Ha	Recuse
Lauren Mishkind	Y
Robert Newman	Y
Quinn Tang	Y
John Swartz	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent (Recusal): 2

**OUTCOME: Motion Passes**

- e) **Presentation by:** Daniel Taban  
**Case Number:** CPC-2016-3824-GPA-VZC-HD-MS-SPR, ENV-2016-3825-EAF, VTT-74640  
**Project Location:** 1100- 1146 ½ South Main Street: 106-112 East Eleventh Street Los Angeles, CA 90015  
**Project Description/Request:** The project involves the construction of an 8-story mixed-use building that includes 7 stories of residential use over 1 level of parking and retail/lobby/leasing.

The project includes 3 levels of underground parking. (See attached (posted) “Project Description”)

- (1) Pursuant to L.A.M.C. Section 17.01, A one-lot subdivision Vesting Tentative Tract Map No. 74640 for merging purposes.
- (2) Pursuant to L.A.M.C. Section 16.05, Site Plan Review for a project that results in increase of 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 11.5.6 General Plan Amendment to the Central City Community Plan from “Light Manufacturing” to “Regional Center Commercial” with a zone change to C2-4D.
- (4) Pursuant to L.A.M.C. Section 12.32 Q Vesting Zone Change and Height District Change from M2-2D to C2-4D, to allow for development of the site as proposed with a D limitation of 5.3:1 FAR.
- (5) Pursuant to L.A.M.C. Section 12.21 G (3), 12.21 (G)2 Director’s Decision for 10% reduction in open space.

**Committee Discussion:** Members of the Committee expressed concern that the open green space (outdoor plaza) shown in project plans is later decreased in size.

**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. CPC-2016-3824-GPA-VZC-HD-MS-SPR, ENV-2016-3825-EAF, VTT-74640 with such support conditioned on (1) no material reduction to the size of the ground outdoor plaza and (2) the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction.**

Presented by: Quinn Tang

Seconded by: Michael Delajani

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Recuse
Michael Delajani	Y
Simon Ha	Recuse
Lauren Mishkind	Y
Robert Newman	Y
Quinn Tang	Y
John Swartz	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent (Recusal): 2

**OUTCOME: Motion Passes**

f) **Presentation by:** Anne Williams

**Case Number:** CPC-2016-3808-VZC-CDO-SPR, VTT-74320

**Project Location:** 213 S. Spring Street, 200-210 S. Broadway, 232-238 W 2<sup>nd</sup> Street Los Angeles, CA 90012

**Project Description Request:** Construction of a mixed us project.

- (1) Pursuant to L.A.M.C. Section 12.32 G & 12.32 Q Vesting Zone Change to amend Ordinance No. 180,871 to eliminate of modify (Q) Condition No. 7 (minimum and maximum lot coverage for towers), as applied to this Site.

(2) Pursuant to L.A.M.C. Section 16.05 Site Plan Review or a project with an increase in 50,000 square feet of non-residential floor area and 50 or more dwelling units.

(3) Pursuant to L.A.M.C. Section 13.08 E Design Overlay Plan Approval for a Project in the Broadway Community Design Overlay (CDO) Zone.

**Recommended action: No Action.** Applicant will return to PLUC to present project once EIR filing is complete, allow more time on agenda for PLUC review.

g) **Presentation by:** Norberto Nardi

**Case Number:** DIR-2016-3816-TDR-SPR, ENV-2016-3817-EAF, VTT-74473

**Project Location:** 433/435/445 S Main St., Los Angeles, CA 90013

**Project Description Request:** the proposed project is a 12-story mixed-use project with 6,344 sq. ft. of ground level commercial and 196 residential apartment units and 167 parking spaces. Zoning (Q) C4-4D allows a FAR 6:1. The Project requests 21,156.6 sf of TFAR. The proposed TFAR is 7.1:1.

(1) Pursuant to L.A.M.C. Section 16.05 Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.

(2) Pursuant to L.A.M.C. Section 14.5.7 Director's Determination for Transfer of Floor Area of less than 50,000 square feet.

(3) Pursuant to L.A.M.C. Section 17.01 Vesting Tentative Tract Map No. 74473 for a subdivision of airspace lots for commercial and residential apartment units.

**Public Comments:**

- (1) Resident of Rowan wants to vacate the alley that is used by this project for vehicular ingress/egress. This project would preclude this vacation plan. Obstructs opportunity for green space or other use of the alley.
- (2) Resident of Rowan – same issue as first speaker. Another problem of using alleyway for this project is there is a weekly farmers market, residents use this alley. Opening the alley to vehicular traffic would preclude this use.
- (3) Commenter supports project.
- (4) Director of HOA of Rowan and El Dorado – similar comments to commenter 1 and 2. Traffic generated by 200 residential units; to turn Harlem into open access alley is harmful to existing residents; residents who have units facing alley would be hurt by this; residents walking on alley to get to bank garage would be impacted.
- (5) (submitted comment) – Project is nice but a group has been working to vacate the alley and turn into open space to connect to Spring Street Park; effort is close to completion. This project would hurt that effort.

**Committee Discussion:** would be good for project and alley proponents to seek a working solution to both needs; could seek other solutions such as using TFAR money for site improvement to alley

**Recommended action: No Action.** Applicant plans to seek further communication with alley vacation proponents/City, and return to PLUC (estimate February 2017 meeting)

h) **Presentation by:** Hamid Behdad

**Case Number:** DIR-2016-4115-SPP, ENV-2016-4116-EAF

**Project Location:** 136 S Beaudry Ave

**Project Description Request:** Mixed use project, 220 unit residential, and 7500 sq. ft. ground floor retail/comme(e)rcial, 7 stories, 85-foot height, with related amenities (S. Pool, Jacuzzi and open space) and parking garage.

Pursuant to L.A.M.C. Section 11.5.7 Project Permit Compliance for Central City West Specific Plan (CCWSP), and Haul Route Approval.

**Committee Discussion:** Need more details on project plans on freeway-facing side of project; drawings are incomplete/unarticulated.

**Recommended action: No Action.** Developer to return and present with greater detail on missing elements.

- 9) Proposed Support Letter format Change. Patti Berman seeks reformat of form of letters.
- 10) Meeting Venues – Gensler space no longer available. Need to find alternative meeting location for PLUC.
- 11) Committee Member Comments and Announcements  
Eric has submitted letter of resignation – moving out of DLANC boundary area.
- 12) Next Meeting: 2/21/17
- 13) Adjourn time: 10:55PM

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the [committee] on any agenda item before the committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

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