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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE**  
<http://DLANC.org/planning-and-land-use>

Committee Board Chair Simon Ha • [simonha.dlanc@gmail.com](mailto:simonha.dlanc@gmail.com)

**\*\*\*CHANGE OF VENUE\*\*\***

**When: Tuesday • October 21, 2014 • 6:30 p.m.**

**Where: 505 S. Flower St - Suite B530 • Los Angeles, CA 90071  
(City National Plaza Underground Food Court)**

**MEETING AGENDA**

1. Call to order and roll call.
2. Public comment – Comments from the public on non-agenda items within the Committee's subject matter jurisdiction. Public comments are limited to two (2) minutes per speaker.
3. Presentation by Kian Kaeni (Englander Knabe & Allen) on behalf of Beringia Central, LLC.  
Case Number: ZA-2014-3105-CUB-CUX  
Project Location: 633 W. 5<sup>th</sup> Street  
Project Description/Request: The applicant is requesting approval of Conditional Uses (CUB/CUX) to permit the on-site sale of a full line of alcohol, and to permit a dance hall with live entertainment, respectively, in conjunction with a restaurant/bar/lounge/observation deck area located on the 69<sup>th</sup> and 70<sup>th</sup> floors of an existing office tower.  
Proposed action: To be determined
4. Presentation by Kian Kaeni (Englander Knabe & Allen) on behalf of 71 Above, Inc.  
Case Number: ZA-2014-3107-CUB  
Project Location: 633 W. 5<sup>th</sup> Street  
Project Description/Request: The applicant is requesting Conditional Use Permit (CUB) to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a restaurant/bar located on the 71<sup>st</sup> floor of an existing office tower.  
Proposed action: To be determined
5. Presentation by Lee Rabun (CLR Enterprises, Inc.) on behalf of A&B Lifestyle, Inc.  
Case Number: ZA-2014-2037-CUB-CUX  
Project Location: 131 E. 6<sup>th</sup> Street  
Project Description/Request: The applicant is requesting 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 bar with live entertainment and patron dancing with hours of operation and alcohol sales from 11am to 2am daily.  
Proposed action: To be determined
6. Presentation by Kate Bartolo (Kate Bartolo & Associates) on behalf of Maguire Properties – One Cal Plaza, LLC.  
Case Number: ZA-2014-1907-CUB  
Project Address: 300 S. Grand Avenue, Suite LP-110

Project Description/Requests: The applicant is requesting a Conditional Use Permit for a full line of alcoholic beverages for off-site sales and on-site sales, service, and consumption of beer and wine only in a tasting room.

Proposed action: To be determined

7. Presentation by John Hrovat on behalf of Camden USA, Inc.

Case Number: CPC-2013-2993-GPA-ZC-HD-MCUP-ZAA-SPR

Project Address: 1525 East Industrial Street

Project Description: Construction of a seven-story mixed-use building with 360 live-work units and 10,063 sf of commercial and construction of 1,512 sf of commercial space in a one-story, free-standing building in a M3-1 zone in the AIR (Artist in Residence) map area of the Arts District. This project is in the Historic Cultural Neighborhood Council boundary, one block away from the DLANC boundary at 7<sup>th</sup> Street.

Proposed action: To write a letter of general support

8. Presentation by Andie Adame (Craig Lawson & Co.) on behalf of 1200 s. Figueroa Development, Inc.

Case Number: DIR-2014-1795-SPPA-SPP

Project Address: 1200 S. Figueroa Street

Project Description: The proposed project includes the construction of approximately 870,000 square feet of floor area in a 36-story mixed use project containing 648 residential condominium units within 822,000 square feet of floor area and 48,000 square feet of retail/entertainment/restaurant uses (Section 14 Transportation, Traffic and Parking and the Draft EIR Addendum, that are part of this application, designate 20,000 square feet to restaurant uses and 28,000 square feet to retail uses.) The residential units would be located in two towers, 29 stories each (maximum 400 feet high). The retail/entertainment/restaurant uses would be located on the ground floor. A 7-story 100 foot high podium includes the ground floor uses and parking. Parking is also provided within two subterranean levels. The residential amenity deck level on the 8th floor provides open space and amenities for the residents.

Proposed action: To be determined

9. Presentation by David Goldberg (AGD) on behalf of Tohigh construction Investment, LLC.

Case Number: DIR-2014-3673-SPPA

Project Address: 1101 S. Flower Street

Project Description: The Proposed Project is a mixed-use development consisting of approximately 1,488,101 square feet of floor area and approximately 1,444 parking spaces. Of the approximately 1,488,101 square feet of floor area, 1,038,171 square feet will be developed with 504 residential units, 283,347 square feet will be developed with an 183 room hotel with ancillary restaurant, banquet, nightclub and health club/spa uses and 166,583 square feet will be developed with retail, restaurant and entertainment uses. As permitted under Specific Plan Section 6, the Proposed Project reallocates 79,843 square feet of retail/entertainment/restaurant (including health club) floor area to 28,732 square feet of additional residential floor area and 51,111 square feet of additional hotel floor area, without adding (and, instead decreasing) the number of residential units or hotel rooms.

Proposed action: To be determined

10. Presentation by Kate Bartolo (Kate Bartolo & Associates) on behalf of Agoura Oaks, LLC.

Case Number: CPC-2014-2590-TDR-ZV-SPPA-SPR

Project Address: 920 S. Hill Street

Project Description: The Applicant proposes to build a 32 story mixed-use high rise development on a 22,935 square foot parcel, consisting of 239 residential condominium units and five commercial condominium units totaling 5,405 square feet of neighborhood serving retail and a parking garage. The existing by-right floor area ratio is 6:1 FAR and the maximum allowable floor area ratio is 13:1 FAR. Applicant is requesting transfer of 123,975 square feet via TFAR application to provide an additional floor area ratio of 11.41:1 FAR. The subject property is an unimproved 22,935 square foot parcel currently in use as a surface parking lot located south of 9th Street and north of Olympic Boulevard on the east side of Hill Street in downtown Los Angeles.

11. Approval of meeting minutes

12. Future agenda items. Next meeting: TBD

13. Member comment – Comments from Committee members on subject matters within the Committee's jurisdiction.

14. Adjournment.

The DLANC Planning & Land Use Committee has established time limits with respect to matters on this agenda. Presenters are allowed fifteen (15) minutes to give a presentation. Responses to questions from committee members are not included in the presenter's time limitation. Depending upon the length of the agenda, the number of speakers, or the complexity of an agenda item, the Chair may waive or impose different time limits. The public is requested to fill out a "**Speaker Card**" to address the DLANC Planning & Land Use Committee on any item of the agenda prior to the Committee taking 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 is within the Committee's subject matter jurisdiction will be heard during the public comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Committee. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Committee Chair Simon Ha at: [simonha.dlanc@gmail.com](mailto:simonha.dlanc@gmail.com).

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL 323-224-2316.

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