

 <p><b>DLANC</b> Downtown Los Angeles Neighborhood Council  <a href="http://www.dlanc.com">www.dlanc.com</a>  P.O. Box# 13096, Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p><b>Patti Berman, President</b>  <b>Russell Chan, VP Administration</b>  <b>Anastasia Johnson, VP Outreach &amp; Communication</b>  <b>Quinn Tang, Treasurer</b>  <b>Stephen Kane, Secretary</b></p>
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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE**  
<http://DLANC.org/planning-and-land-use>

**Meeting Date:** Tuesday, December, 2014  
**Meeting Time:** 6:30 p.m.  
**Meeting Location:**  
505 S. Flower Street, Ste B530, Los Angeles, CA 90071  
(City National Plaza Underground Food Court)

**Contact:** simon.ha@dlanc.com for more information

- 6:30 - Call to Order, Roll Call, and Introduction

Simon Ha		Celine Larkin	
Patti Berman		Lauren Mishkind	
Ted Nathanson		John Swartz	
Tyler Murphy		Rick Rodriguez	
Quinn Tang		Scott Bytof	
Robert Newman			

- 6:35 – ANNOUNCEMENTS – Information about specific events important to Downtown
- 6:45 – PUBLIC COMMENT – Public comment on Non-Agenda Items within the board’s subject matter. Speakers are asked to fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes. (These parameters may be changed by the chair, depending on number of speakers and time considerations.)
- 6:55 – Approve Minutes from 10/21/2014
- 7:00 – Report on Last DLANC Board Meeting concerning items presented by PLUC
- 7:10 – Old Business
  - Arts District Draft Ordinance (continued from November 18, 2014. Presented to PLUC by LADCP on August 8, 2014)  
Project Description: A proposed ordinance to add Section 12.04.06, amend Section 12.04.A, and amend Section 12.04.C establishing the “LW” Arts District Live/Work Zone to enable and regulate the new construction of Live/Work Units in the Artist-in-Residence District/Special Study Area.  
Proposed action: To approve the letter of support

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 writing Simon Ha – simon.ha@dlanc.com, Non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be viewed at [www.dlanc.com](http://www.dlanc.com) or at the scheduled meeting.

- b. Presentation by Joel Miller (Psomas) on behalf of DTLA South Park Properties Propco II, LLC (Continued from 11/18/2014) – **Postponed to January 13, 2015 at applicant’s request**

Case Number: DIR-2014-562-CU-ZC-TDR-SPR, VTT-72702  
Project Location: 1114-1154 S. Grand Ave., 309-321 W. 12<sup>th</sup> St., 1147-1155 S. Olive St.

- c. Presentation by Matt Dzurec (Armbruster Goldsmith & Delvec, LLP) on behalf of 5 Olive Hill LLC.

(DLANC approved a letter of support for the original project on March 11, 2013)

Case Number: DIR-2014-3941 and related case ZA-2013-3197-PA1

Project Location: 432 S. Olive Street

Project Description/Request: 5 Olive Hill LLC (the “Applicant”) requests a Plan Approval to Case ZA-2013-3197-CU-ZV-ZAA-SPR for the development of a phased unified development with 660 apartments and 13,872 square feet of commercial uses within two buildings with a total floor area of 593,894 square feet. The purpose of the Plan Approval is to modify certain conditions of approval in Case ZA-2013-3197 based on the changes to the approved plans. The Applicant also requests new Site Plan Review in a separate case. The Applicant proposes minor revisions to the Approved Project (the “Revised Project”). The Revised Project is substantially similar to the Approved Project and proposes the same uses and includes a high-rise and mid-rise component substantially in the same location. The changes include:

1. Density increased from 615 to 660 apartment;
2. Commercial space decreased from 16,998 square feet to 13,872 square feet;
3. Total floor area increased from 588,091 square feet to 593,902 square feet;
4. Shape of the Mid-Rise revised from an “E” shape to a “C” shape to increase the outdoor courtyards and open space;
5. Increase the amount of open space based on the 660 units from 66,132 square feet to 71,325 square feet;
6. Reduced the overall number of curb cuts by eliminating northernmost curb cut on Hill Street;
7. Slightly increase the width of the tower in the north-south direction;
8. Eliminated one level of subterranean parking level based on a more efficient parking design;

The Revised Project contemplates that the Revised Project may be constructed in two phases based on the market with the mid-rise building likely to be built in the first phase. Under the Revised Project, the tower would include 348 apartments and approximately (3) 5,820 square feet of commercial uses within a 240 foot, ten inch (254 feet, 10 inches to top of helipad), 24 story building. The mid-rise would include 312 apartments and approximately 8,052 square feet of ground floor commercial uses within a seven-story, 95 feet, 10 inches in height building.

Proposed action: To be determined

## 7. 8:10 – New Business

- a. Presentation by May Phutikanit (FE Design and Consulting) on behalf of Monica May & Kristen Trafner

Case Number: ZA-2009-2565-CUE-PA1

Project Location: 524 S. Main Street

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Project Description/Request: The Applicant, Nickel Diner is seeking a Plan Approval to continue the sale of beer and wine for on-site consumption in conjunction with an existing restaurant and to extend current hours of operation by one hour now closing at 12:00 midnight. Also, to remove Condition #9 to allow private events and Condition #11 to allow limited live entertainment of ZA 2009-2565(CUE).

Proposed action: To be determined

- b. Presentation by Thor Stephens on behalf of BLT Nightlife, LLC  
Case Number: ZA-2014-1593-CUB-CUX-ZV  
Project Location: 307 W. 4<sup>th</sup> Street  
Project Description/Request: A conditional use permit to permit on-site sale of a full line of alcoholic beverages between 11am and 2am in a restaurant/nightclub with live entertainment and dancing and operational hours of 11am to 4am. A Zone Variance to allow exemption from required parking. (9 stalls required)  
Proposed action: To be determined
- c. Presentation by Juan Alvaro Cardenas on behalf of Winestop LLC.  
Case Number: ZA-2014-2789-CUP  
Project Location: 1025 S. Santa Fe Avenue  
Project Description/Request: A Conditional Use Permit approval to permit the sales and on site tastings of gourmet wines, in conjunction with the sales of wine accessories: wine bags, wine books, wine glasses, etc. along with some other gourmet products such as imported dry pasta, canned tomatoes, olive oil and balsamic vinegars. Operating hours: 10am-10pm daily. On site educational wine tastings will be scheduled 4 times a month, mostly on Sundays between 6pm-9pm.
- d. Presentation by Kate Bartolo (Kate Bartolo & Associates) on behalf of Agoura LLC.  
Case Number: CPC-2014-2947-TDR-ZV-CDO-SPR  
Project Location: 955 S. Broadway Street  
Project Description/Request: The Applicant proposes to build a mixed use high rise development comprised of 163 residential condominium units, eight commercial condominium units with a total of 4,600 square feet of neighborhood serving retail and a parking garage. The project is 15 stories and includes 184,705 square feet of building improvement. 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 60,727 square feet to provide a floor area ratio of 8.9:1 FAR. Located at the northwest corner of Broadway and Olympic Blvd, in downtown Los Angeles, the subject property is an unimproved 20,663 square foot parcel currently in use as a surface parking lot. The project's highly visible corner site is just outside the southernmost boundary of the Historic Broadway Theatre District. The wrap-around ground floor, with its clear glass retail storefronts along Broadway and Olympic reveals interior ceilings in excess of 15 feet. The project will provide public and private open space which exceeds City code requirements. Level 2 and the 15th floor rooftop, including a series of building amenities and landscaping, will together provide 12,562 square feet of common open space slightly exceeding City code requirements. All required trees will be planted on site.

**1) Pursuant to L.A.M.C. 12.32, Applicant requests a Zone Change for removal of certain**

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Q Condition restrictions, specifically:

Relief from Broadway CDO Standards 6 (a)(b)(c) (d) and Standard 7, (implemented as a [Q] condition pursuant to Ord. 180,871) that limit buildings to a maximum of 150 feet at the front and side property lines; and for portions of the building above 150 feet require step backs of a minimum of 30 feet and lot coverage of no less than 30 percent and not more than 40 percent of the lot; and relief from Q Condition Broadway (Ordinance No. 18071, eff. date Oct. 26, 2009), with conditions which specify and limit approvals to the following Applicant requests:

- A rooftop projection of 1 foot 6 inches over the 150 foot maximum height and without the minimum 30 foot setback or lot coverage permitted for tower construction, the latter request being limited to the proposed eastern pool deck area fronting Broadway, and with Applicant provide a planter and landscape screen to avoid street level visibility; and
- A limited rooftop projection of 5 foot 5 inches ascribed to a narrow transparent glass guard wall required to encircle the pool for public safety reasons, which is also limited to the eastern side of the rooftop pool deck fronting Broadway; and for which a planter and landscape screen shall be placed to avoid street level visibility; and
- A rooftop projection of 9 feet 6 inches above the maximum 150 foot height, without meeting the minimum 30% standard for lot coverage, applicable to second story residential rooftop penthouse units; but which will otherwise meet 30 feet step back standard from both the Olympic and Broadway property lines and not be visible from the street.

b) Relief from the Broadway CDO Standard 10 (implemented as a Q Condition, Ord. 180871 (eff. date Oct. 26, 2009) Section 10, which requires a minimum 25 foot depth provided in any parking structure fronting Broadway. Applicant instead requests relief from this requirement applicable solely to the below request:

- A reduction of the retail display space depth to 5 foot retail instead of the minimum 25 feet required for retail space within a parking garage to facilitate location of the 50 foot DWP Vault directly behind the display space and to ensure that the retail display space functions as a retail storefront which is publicly visible on Broadway.

2) **Pursuant to L.A.M.C. Section 14.5.6** the Applicant requests an approval for Transfer of Floor Area Rights (TFAR) in the amount of 60,727 square feet of buildable area transferred from a City-owned “Donor Site”, specifically, the LA Convention Center (LA City Ordinance No. 181,574, Eff. 3/27/11) to “Recipient Site”, 955-957 S. Broadway, hereinafter described by Broadway address of 955 S. Broadway.

3) **Pursuant to L.A.M.C. Section over 17.15**, the Applicant requests approval of Vesting Tentative Tract Map No. 72342 to subdivide the site into three airspace lots to facilitate the construction of a high density urban mixed-use project containing 163 residential condominium units (Lot 2) and 6 commercial condominium units totaling 4,600 square feet and one parking garage (Lot 3).

- The Request includes permission to deviate from the Advisory Agency’s Residential Parking Policy No. AA 2000-1 (2 parking spaces + 0.25 guest parking spaces per unit) and to instead follow the March 1, 2006 Advisory Agency Policy No. 2006-2 which states its recognition of the primacy of other adopted parking standards specific to certain areas; specifically referencing the Central City Parking Incentive Ordinance (Policy 3), L.A.M.C. 12.21-A,4 (p), which establishes minimum reduced parking standards for multi-family residential projects located in the Central City area and which parking standards do not differentiate between residential apartment and residential condominium projects.

- Pursuant to **L.A.M.C. 12.21.A.4 (p)** the Applicant requests permission to apply its reduced parking standards which range from 1 to 1 ¼ spaces per new dwelling unit, for a total of over 154 parking spaces or 1.06 spaces per unit.
  - Pursuant to **L.A.M.C. 12.21.A.4 (i) Commercial Parking Based on the Downtown Business Exception**, the Applicant requests approval for a zero parking requirement for the commercial space, based on the exemption provided for commercial space of less than 7,500 square feet. Project commercial space totals 4,600 square feet.
- 4) Pursuant to **L.A.M.C. Section 16.05**, a Request that Site Plan Review Findings be made as part of the discretionary approvals.
- 5) Pursuant to **L.A.M.C. 12.27**, Applicant requests a Variance to allow relief from **L.A.M.C. 12.21 A 16 (e) (2) (iii)** to provide flexibility on the location of long term bike storage, so as to place 32 bike storage racks on the ground floor and the remaining bike storage more evenly distributed on upper floors, each of which have with nearby elevator access to the ground floor.
- 6) Pursuant to **L.A.M.C. 13.08**, the Applicant requests Design Overlay Plan Approval and within the Broadway Theater and Entertainment District Community Design Overlay District (Broadway CDO). As part of the Request, Applicant requests removal of certain Q Conditions related to CDO requirements, as described in the Zone Change Request.
- 7) **In addition, Applicant requests Revocable Permits** from Los Angeles Department of Public Works' Bureau of Engineering to allow encroachments into the following below described public right of way areas, each of which would not impede its public access or use:
- Extension of the below grade portion of parking garage under the required sidewalk easement on Olympic, which below grade projection would extend only to the property line and not impede public use or access;
  - Applicant seeks approval for an Applicant-funded and maintained alley improvement project limited to alley square footage that immediately abuts the length and width of subject property, to improve visual sightlines and public access while, at all times keeping alley free and clear of any projections or alternative use that would impede the alley's primary use for car and truck ingress and egress. Alley improvements to include:
    - Aesthetic hardscape scored concrete paving;
    - Three "grasscrete" vertical interlocking pavers with live grass along the alley driveway, limited to the square foot alley area that is contiguous with the length of Applicant's property line;
    - A 1-2 foot encroachment into the alley to construct and maintain a green scape wall along the entire length of Applicant's building wall which abuts the alley;
  - Applicant is further seeking a Building and Safety Modification from strict building code compliance with CBC Section 3202.3 to allow:
    - Architectural projection of the building façade for aesthetic purposes at the Broadway and Olympic corner over the existing allowable 12" projection for columns for vertical elements and 4" for horizontal elements at the building base (Floors 2-3) and near the building top (Floors 13-14 and parapet) and not impede public access or use; and
- 8) **LADBS Information Bulletin/ Public – Zoning Code document # P/ZC 2002-001**  
Applicant requests clarification that the existing standard which establishes minimum drive aisles, based on the size of parking stalls (as described in Table 6, page 11) apply to this project.

Proposed action: To be determined

- e. Presentation by Elizabeth Peterson (EPG) on behalf of Freehand LA  
Case Number: ZA-2014-4048-CUB-CUX  
Project Location: 416 W. 8<sup>th</sup> Street  
Project Description/Request: Pursuant to LAMC § 12.24 W, 1, the applicant is requesting a conditional use to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 116,954 square foot hotel/hostel with 226 rooms, hours of operation 24 hours, daily, and alcohol service from 6:00 am to 2:00 am daily.  
Pursuant to LAMC § 12.24 W, 18, the applicant is requesting conditional use to permit dancing throughout the hotel/hostel, particularly in the ground floor restaurant, lobby bar, and rooftop restaurant (alternative layouts provided in “Exhibit A”). Additionally requesting live entertainment throughout the hotel/hostel and rooftop.  
Pursuant to LAMC § 12.27, the applicant is requesting a zone variance for relief from LAMC § 12.14 A,1 (b)3 to permit the use of outdoor rooftop bar and pool in a C5 zone. Additionally requesting interactive games such as shuffle board, ping pong, or bocce ball on the rooftop.  
Proposed action: To be determined
  
  - f. Presentation by Matt Dzurec (Armbruster Goldsmith & Delvec, LLP) on behalf of SRI Ten Santa Fe, LLC.  
Case Number: ZA-2014-3274-CUB  
Project Location: 2060 E. 7<sup>th</sup> Street  
Project Description/Request: Rehabilitation and adaptive reuse of the former Ford Motor Company warehouse building in the Arts District. The project proposes to convert the existing 283,583 sf warehouse to office use and up to a maximum of 40,000 sf of retail uses, of which up to 20,000 sf may be used as restaurant uses. The applicant requests pursuant to Section 16.50.C.1(c) of the LAMC, Site plan Review for a Change of Use which results in a net increase of 1,000 or more average daily trips.  
Proposed action: To be determined
8. 10:40 – Committee member comment on non-agenda items.
9. 10:50 - Next Meeting : January 20, 2015 at 6:30pm
10. 11:00 – adjourn