

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

Meeting Date: Tuesday, April 19, 2016
Meeting Time: 6:45 p.m.

Roll call:

1.

2. Approve Minutes from 03/15/2016

Motion to Approve:
1st: Patti Berman 2nd: John Schwartz
Unanimous Approval

3. Old Business

- a. Continued from 2/16/2016 PLUC meeting:
Presentation by Theadora Trindle (FE Design & Consulting) on behalf of Force Aryeh LLC
Case Number: ZA-2015-0213-CUB
Project Location: 301 E. 8th St
Project Description/Request:
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 9,765 sf restaurant with 340 seats and live entertainment (non-amplified live music) located on the ground floor of a 6-story building. Proposed hours of operation are from 11:30am to 2am daily.
No operator on board but conditions supplied. If ownership changes, there will be a required plan approval change.

Recommended action:
As a courtesy, once an operator is brought on board, they will return and present to DLANC.
Conditional requirement: Operator will be required to have a parking and security plan.

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 or at the scheduled meeting.

Motion to Approve:
 1st: John Swartz
 2nd: Patti Berman
 Unanimous Approval

City	✓	County	✓
Board	✓	Planning Commission	✓
Planning Commission	✓	Public Hearing	✓
City Council	✓	Final Decision	✓
Final Decision	✓		

4. New Business

a. Presentation by Daniel Taban on behalf of Jade Enterprises – Information only
 Case Number: APCC-2015-3032-SPE-SPPA-SPP-MS
 Project Location: 1111 W. 6th Street (outside of DLANC boundary)
 Project Description/Request:
 Construction of a ground up mixed-use project with 369 units and 22,000 sf of retail/commercial in two buildings within the City West Specific Plan area.
 Presentation is for information only since the project is not within the DLANC boundaries.

b. Presentation by Alex Irvine (Craig Lawson & Co) on behalf of Olive Investment Group, LLC
 Case Number: ZA-2016-0015
 Project Location: 1340 S. Olive Street
 Project Description/Request:
 Construction of a new 7-story mixed-use project consisting of up to 154 apartment units and 10,700 sf of ground floor retail. Requesting approval of Site Plan Review, Transfer of Floor Area Rights (TFAR), and Zone Variance to permit compact stalls to be utilized as the code required parking.

Recommended action:
 Motion to Approve:
 1st: Tyler Murphy
 2nd: Robert Newman
 Unanimous Approval

City	✓	County	✓
Board	✓	Planning Commission	✓
Planning Commission	✓	Public Hearing	✓
City Council	✓	Final Decision	✓
Final Decision	✓		

c. Presentation by Ariana Martino (EPG Inc) on behalf of Shomof's LLC dba 724 Group
 Case Number: ZA-2016-070-CUB
 Project Location: 724 S. Spring St.
 Project Description/Request:

A change of use from office to restaurant on the ground floor of a multi-story office building with existing basement storage. Proposed restaurant is 6,585 sf in area with 122 seats total. Requesting hours of alcohol sales from 6am-2am daily. Requesting live entertainment.

Recommended action:

Motion to approve:

1st: Patti Berman

2nd: Tyler Murphy

Unanimous Approval

COMM. II.	✓	COMM. III.	✓
PLANNING	✓	FIN. AFFAIRS	✓
TECHNICAL	✓	LEGAL	✓
COM. III.	✓	DEVELOPMENT	✓
DEVELOPMENT	✓		

d. Presentation by Gary Benjamin (EPG Inc) on behalf of Pineapple Splash Cran LLC

Case Number: ZA-2016-411-MPA

Project Location: 620 E. 11th Street

Project Description/Request:

The applicant requests a Plan Approval for the sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 10,085 sf bar with an outdoor patio and live entertainment: including 185 indoor seats and 110 outdoor seats, with hours of operation of 10am-2am.

Recommended action:

Motion to Approve:

1st: Robert Newman

2nd: Lauren Mishkind

Unanimous Approval

COMM. II.	✓	COMM. III.	✓
PLANNING	✓	FIN. AFFAIRS	✓
TECHNICAL	✓	LEGAL	✓
COM. III.	✓	DEVELOPMENT	✓
DEVELOPMENT	✓		

e. Presentation by Theadora Trindle (FE Design & Consulting) on behalf of Main 168 LP

Case Number: ZA-2011-446-CUB-PA1

Project Location: 408 S. Main St.

Project Description/Request:

A Plan Approval to continue the on-site sale and consumption of a full line of alcoholic beverages in conjunction with an existing 1,736 sf restaurant. Option to rent out entire restaurant for private party.

Recommended action:

Motion to Approve:
 1st: Lauren Mishkind
 2nd: Scott Bytof
 Unanimous Approval

COMM	XX	CUB	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX

- f. Presentation by Theadora Trindle (FE Design & Consulting) on behalf of KBSII 445 South Figueroa, LLC

Case Number: ZA-2016-717-CUB
 Project Location: 445 S. Figueroa St.
 Project Description/Request:

Remodel two existing restaurant spaces into one new restaurant serving a full line of alcoholic beverages for on-site consumption with hours from 7am-2am daily.

Recommended action:

Motion to Approve:
 1st: Robert Newman
 2nd: Patti Berman
 Unanimous Approval

COMM	XX	CUB	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX
PLUC	XX	PLUC	XX

- g. Presentation by Theadora Trindle (FE Design & Consulting) on behalf of KBSII 445 South Figueroa, LLC

Case Number: ZA-2009-1141-CUB-CUX-PA1
 Project Location: 830 S. Broadway
 Project Description/Request:

A Plan Approval to renew ZA-2009-1141-CUB-CUX to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,626 sf bar holding 241 occupants, including 60 seats, and having live entertainment.

Recommended action:

Motion to Approve:
 1st: Quinn Tang
 2nd: Patti Berman
 Unanimous Approval

COMM	XX	CUB	XX
PLUC	XX	PLUC	XX

PLUC Agenda – April 19, 2015

PLUC	✓	PLUC	✓
PLUC	✓	PLUC	✓
PLUC	✓		

5. Next Meeting : May 17, 2016 at 6:30pm

6. Adjourned at 9:30pm