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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

When: Tuesday • August 19, 2014 • 6:30 p.m.
Where: California Hospital Medical Center – Keck Hall
320 W. 15th Street, Los Angeles, CA 90015

MINUTES OF MEETING

1. Call to order and roll call.

Meeting was called to order at 6:42 PM by Committee Chair Simon Ha

Committee members present: Simon Ha, Rick Rodriguez, Scott Bytof, Tyler Murphy, Patti Berman, John Swartz, Robert Newman, Ted Nathanson.

2. Public comment.
None

3. Presentation by Martha Saucedo (AEG) on behalf of LA Arena Land Company, LLC
Case Number: CPC-2014-1915-SP; CPC-2014-1916-DA
Project Location: LA Live
Project Description/Request: Increase on site alcohol use approvals from 30-35; change opening hours for alcohol service to 8:00 am for eight establishments; allow alcohol provision at cinema.

There have been 27 of the approvals have been issued to date without issue. The balance of those are allocated for Figueroa properties. There currently is a cap on approvals. So, an amendment to the LASED Specific Plan is needed in order to apply for more Alcohol lease approvals.

The additional alcohol use permits include the following uses:

- 1 for Regal Cinemas for Beer & Wine only. The theaters are mixed ages in the theaters, but theater alcohol sales are controlled. Similar sales and conversions are occurring in several other theater operators in the region.
- 1 for a new hotel on Eastern half of the block.
- 1 for proposed expansion of the convention center for meeting & convention spaces.
- Proposed action: approve amendment to LASED Specific Plan to allow for additional requests listed above.
- Patti Berman motioned to approve. Tyler Murphy seconded.

- Yes to approve- unanimous
- Nay- None
- Abstain-None
- Action approved.

4. Presentation by Eddie Navarette (FE Design) on behalf of Spirited Group V, LLC (213 Group)

Case Number: ZA-2014-2308-CUB

Project Location: 353 S. Broadway

Project Description/Request: (1) A Conditional Use Permit to allow sale and dispensing of a full line of alcoholic beverages for on-site consumption and to allow live entertainment in conjunction with a new 4,577 sf bar with mezzanine, a 290 sf patio located on public and private way, and a 208 sf patio located behind the building on private property with 212 seats and an occupant load of 287 patrons having hours of operation from 8am-2am daily. (2) A Conditional Use to allow the installation of a penny arcade containing five or more coin or slug-operated, or electronically or mechanically controlled game machines in the C2 Zone.

Conditional use permit to serve a full line of alcohol sales. There are two patios- patio 1 & 2. Patio 1 is partially on the public right of way and patio 2 is in the back. The other floors are offices. The type of arcade games are old carnival games, but for adults.

- Proposed action: approve the request for CUB Permits.
- Tyler motioned to approve, Robert Newman seconded
 - Yes to approve- unanimous
 - Nay- None
 - Abstain
 - Action approved.

5. Presentation by Dana Sayles (three6ixty) on behalf of Bolour Associates

Case Number: ZA-2013-4075-ZAD-ZV-SPR

Project Location: 2029 E. 7th Street

Project Description/Request: Proposed mixed-use Artist-In-Residence (AIR) project with 320 units and 20k sf of retail in the Arts District within Historic Cultural Neighborhood Council, directly adjacent to DLANC boundaries.

Committee Chair Simon Ha stated he is a consultant on the project. Since this project is outside of DLANC boundary and an action was not anticipated, he did not recuse himself.

This project was seen before the PLUC in the past. This presentation is an update for design changes.

Architect Joey Shimodo described the project to include a double podium, several outdoor artist work spaces on the first floor, which includes a paseo and bike parking. Creating connections- all of the activities are attempting to create connection. One concern was raised about lack of retail frontage, but the presence of active artist spaces ameliorated concerns. Additional features include unbundled parking.

DLANC prepared a formal letter of general support for this project in the past.

Entitlement request:

- Construction of artists in residence live-joint work housing
- FAR request
- Proposed action: Write a letter in support of the project on the specific design. Three options:
 - 1. Support the project generally.
 - 2. Supporting the project with a waiver.
 - 3. Support the project with the specific entitlement requests.
- Action number 3 was motioned and seconded

- Yes to approve: Rick Rodriguez, Scott Bytof, Tyler Murphy, Patti Berman, John Swartz, Robert Newman, Ted Nathanson.
- Nay- None
- Abstain: Simon Ha
- Action approved.

6. Presentation by Nick Maricich and Bryan Eck from LA Department of City Planning
 Project Description: Update on the Central City Community Plan and Proposed Ordinance for Artist-In-Residence in the Arts District including areas within DLANC boundaries.

General updates to the community plans & other policy initiative. Central city community plan is a transit neighborhood planning effort, looking at the stations around regional connector and purple line stations. The Downtown development code with re-code team using downtown specific zoning tools.

The work program entails:

- Policy updates.
- Creating new zoning typologies for downtown, recognizing downtown as a unique place from the rest of LA.
 - Transit orientation of downtown areas.
 - Looking at public benefit strategies- parks & open space, transit structure, etc.
- Day to day
 - Looking at communities. Looking at past plans to inform new policies.
 - 2 community plan meetings have been held with more coming up.

Project timeline: Started in 2008 and is part of a 5 year work program. There are working plan meetings through CCA. July 2015 is the draft for downtown development code. Then the EIR starts.

Arts district specific ordinance- interim ordinance

- Tremendous demand for new development. Current zoning does not facilitate that
- Interim zone that allows for 1500 units between now and the
- Each project will still have to do their own environmental clearance.
- Major components
 - Creating a path for others to come in and develop
 - Regulate use- comparable range of uses.
 - Addressing form- higher ceiling, larger windows, and workshop spaces.
 - Sustainability measures.
 - Component of affordable housing
 - Public art
 - Outward facing look and feel.
- Started this effort late last year
- Public outreach late last year.
- This is policy framework-
- Projects will still have to come in and require discretionary approval and environmental approval.
- The idea is that this will become a permanent regulation.
- This is like a field test for zoning.

- Proposed action: No action at this time.

7. Presentation by Donna Tripp (Craig Lawson & Co) on behalf of DHG Family Trust - Continued from 7/15/2014
 Case Number: DIR-2014-1580-TDR-SPR
 Project Address: 1400 S. Figueroa Street

Project Description/Requests: Construction of new 7-story mixed-use buildings consisting of 106 dwelling units, 1400 sf of ground floor commercial/retail, and either 4 ground floor live/work units totaling 3350 sf or 3350 sf of additional commercial/retail space, over 2 subterranean levels of parking.

Land Use Consultant, Craig Lawson, and the Architect are present. The applicant has revised the exterior façade design per the comments of the committee from last meeting. All the stucco on the Figueroa was replaced with aluminum composite panels. The panels will return to the sides of the buildings by 10'. The material change was well received by the committee.

- Proposed action: Approve the project with the revised design.
- Tyler Murphy motioned to approve. Robert Newman seconded.
 - Yes to approve- Unanimous
 - Nay- None
 - Abstain- None
 - Action approved.

8. Discussion on 1200 S. Figueroa Street project (aka Fig South)

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

Project Address: 1200 S. Figueroa

Project Description: Construction of new mixed-use project with 648 residential condominium units, 48,000 sf of retail/commercial, 26 commercial condominiums, 4 signage condominiums requesting a Specific Plan Project Permit Compliance Review, Sign Application Compliance, setback adjustments, and modification of Tentative Tract Map. This discussion is for Vesting Tentative Tract Map modification requests due to the 90 day response requirement from the LADCP Expedited Unit. The other items will be discussed at a later date.

Simon Ha previously met with applicant. Looked at plans, met with the team and addressed some concerns on Flower Street.

- Project Details:
 - The Architect is Harley Ellis Deveroux. Craig Lawson was present on behalf of Fig s. Development. One project within the boundaries of the LA sports entertainment district plan. The project is very similar to the project that was approved in 2002. It consists of 2 towers each 29 stories. Over 7 story building podiums, total of 36 stories. This is one of the landmark projects proposed by the Staples center. The tract map includes one master lot with 4 air space lots. There is no specific date yet and don't know if the city will hear this yet. The city may wave the hearing.
- Project includes multiple requests, including modification of tract map.
- The applicant requested to do a full presentation at the next PLUC meeting.

Proposed action:

- Continue the agenda item at September 16 meeting.

9. Discussion on Vision Downtown Draft by AECOM funded by a grant from Southern California Association of Governments.

This is a sustainability item. The project is in comment collection period. Some of the information appears to be the same information that AECOM developed for the fashion district. Several agencies have previously developed a vision packet, but no action has been taken. This AECOM document should be at a level where the city council is supposed to take action. But it seems like they are lacking some specifics.

- Proposed action: Board members to deliver comments on the AECOM document.

10. Update on sidewalk closures due to construction activity in downtown.

- Downtown News article came out- the council motion had already gone through.
- The LA Times picked up the motion and did another story.
- BOE has been assigned with looking at the building codes from other cities to see about.
- CD14 is starting to contact the construction sites to see if they will add some pedestrian access.
- Future actions by the PLUC may include:
 - Talking to the media about doing a follow-up article.
 - On new developments, we can condition the projects to provide pedestrian access if possible.

11. Approval of July, 2014 meeting minutes

- Patti Berman motioned to approve. Robert Newman seconded.
 - Yes to approve- Unanimous
 - Nay- None
 - Abstain-
 - Action approved.

12. Future agenda items. Next meeting: September 16, 2014

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

- None

14. Adjournment.

Meeting was adjourned at 8:45