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P.O. Box# 13096
Los Angeles, CA 90013-0096



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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

MINUTES OF MEETING

Meeting Date: Tuesday, November 18, 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)

1. 6:35 - Call to Order, Roll Call, and Introduction

PLUC Committee Attendees:

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

Other Attendees

Kimberly Kawasaki- LTSC
Scott Ito- LTSC
Tak Suzuki- LTSC
Christopher Murray- R&A
Patricia Diefenderfer- LA City Planning
Nick Maricich- LA City Planning
Bryan Eck- LA City Planning
Gabrielle Newmark- LARABA
Laura Velkei- HCNC
Tom Steidl- CORE:AUD
Fred Afari- Parkview
Ryan Afari- Parkview

Elizabeth Peterson- EPG
Andrew Jorgansen- EPG
Tissot Geraldie- Law Office of Laurent Vonderweidt
Frederic Soulies- Law Office of Laurent Vonderweidt
Estela Lopez- Kindel Gagan
Tanner Blackman- CD14
Amanda Irvine- South Park BID
Chris Fudurich- HCNC / LARABA
Yuval Bav-Zemer- HCNC / LARABA / ADCC
Beverly Christensen- TCA Architects / Resident
Hamid Behdad- CCDG LLP
Jason Claypool- TCA Architects
Tyler Stonebreaker- AD / LARABA
Paul Solomon – AD-LARABA
Jim Ries- CLC
Greg Fischer-
Mark Borman- LARABA
Kathleen McMullan- Resident

2. ANNOUNCEMENTS – Information about specific events important to Downtown

- Thursday – Angel City Brewery event for the Arts District Ordinance

3. 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.)

- Jim Pughe with Sheppard Mulan – Fogo de Chao restaurant
 - Renewing terms of existing CUB on the site.
 - Asking for support in a hearing waver. Requested for the PLUC to hear the item in the December meeting.
 - This item is already listed in the December Agenda.

4. Approve Minutes from 10/21/2014

- John Swartz Motioned to approve
 - Robert Newman- second
 - All in favor- Unanimous

5. Report on Last DLANC Board Meeting concerning items presented by PLUC

- All letters were approved in the November DLANC board meeting.

6. Old Business

a. Arts District Draft Ordinance (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. The Draft Ordinance is scheduled for a hearing with City Planning Commission on December 18th.

- General Notes:

- Interim process allowing for a limited number of live-work residential development units to be built.
- This ordinance will allow the developments by future application, including two whom have already filed developments.
- The Goal of the ordinance is to retaining the existing fabric of the neighborhood (light industrial / commercial uses)
- Allowing above 4.5FAR if its steel/concrete
- The Ordinance Process
 - Held a hearing and currently preparing staff report.
 - Will be completed by early December.
 - Could include revisions.
- Public comment
 - Hamid Behdad: Represents a developer, CCDG.
 - Speaking in support of the ordinance.
 - Paul Solomon- Arts District developer, resident, and business owner
 - Advocates not to support it this time.
 - Believes that the ordinance will not restrict traditional apartments from being built, eliminating the desire to retain existing light industrial and live/work.
 - Yuval Bar-Zemer- Arts District Developer, LARABA / HCNC
 - Also does not support ordinance. Says it includes weaknesses that will not retain the desired neighborhood uses.
 - Wants an economic study to be aligned.
 - Greg Fisher- Used to be planning committee for council district 9.
 - Supports the ordinance
 - Mark Gorman-
 - Also does not support the ordinance.
- Committee comment
 - The ordinance will allow 1500 units. It will be the only document of this type until the community plan is updated, scheduled to be updated with recode downtown.
 - What is the loophole that would allow regular apartments?
 - Type A- Live/work units
 - Type B- up to 5 non-residential employees.
 - The Type A is thought to be standard apartments, which would allow normal apartment buildings and would negate the desire to retain arts district neighborhood
 - Perceived as a loophole because they are referencing code that looks like standard apartment.
 - Live-work apartment sizes- requiring minimum average unit be 750SF.
 - Some of the public suggested that this was too small for live-work.
 - Others suggested that this was acceptable because only allowing large units would create inequitable outcomes.
 - How is live-work verified?
 - The residences are supposed to have live-work permits. However, this is not enforced.
 - It is thought that the type of building will attract those who want to work out of their home and that this alone would determine the type of residents.
- Action
 - Motion to form a fact finding group to look in to this further by Rick Rodriquez
 - Quinn tang seconded
 - All in favor- unanimous.
 - Fact finding volunteers- Rick Rodriguez, John Swartz, Lauren Mishkind, Scott Bytof, Celine Larkin, Simon Ha.

b. Update on Budokan of Los Angeles Gymnasium/Community Center by Scott Ito representing Little Tokyo Service Center, LTSC (presented to PLUC on May 10, 2011)

Project Location: 237-249 S. Los Angeles Street

Project Description: DLANC Board approved support for the Prop K 2012 funding. The project is in the final stages of completing the entitlement process.

- Notes
 - Live / Work lofts in Little Tokyo
 - PLUC heard this item before when it was requesting public funding for the community center.
 - PLUC supported it in 2012.
 - The project is going through the plan approvals with city planning for conformance with downtown design guideline.
- Scott Ito- Presentation
 - Scope- 89,000 SF facility- sub-parking (64 spaces), gymnasium, kitchen, mezzanine, children's playground and community garden, and rooftop park.
 - LA City planning advocated for project.
 - The project has put together 70% of the funds and chasing the last 30%.
 - Goal is to break ground fall 2016.
- Committee comment
 - Is it available to the public? There will be open court time. One of the gyms will be open to the public most of the days.
 - Where will the funding come from for operations- The majority will come user fees- leagues that use facility, roof top park to rent out for special events,
 - \$23M capital funds. Some of this will be invested to fund the annual operations.
- Request:
 - LTSC is requesting the DLANC board's approval of the project.
- Proposed action:
 - Motion to support approving project by Robert Newman
 - Celine Larkin seconded
 - All in favor- unanimous.

7. 7:40 – New Business a. Presentation by Christopher Murray (Rosenheim & Associates, Inc) on behalf of JEB, LLC

Case Number: ZA-2014-3066-CUB

Project Location: 1050 S. Flower Street (Rivera Restaurant)

Project Description/Request: The Applicant, Rivera Restaurant, is seeking a CONDITIONAL USE PERMIT, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24W1, to permit the continued on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with an existing approximately 4,890-square foot restaurant having a 551-square foot outdoor patio and an approximately 1,158 square foot expansion (6,048-square feet of total indoor floor area), having a total of 194 seats (154 indoor seats and 40 outdoor patio seats), operating from daily from 7:00 AM to 2:00 AM (the proposed "Project") located within the [Q]R5-4D-O Zone at 1050 S. Flower Street (the "Project Site") in the South Park neighborhood of the City of Los Angeles.

- Notes
 - Continuation of a CUB plus adding SF to restaurant
- Presentation
 - Rivera restaurant- 1050 Flower- Existing restaurant since 2009.
 - Continue serving alcohol
 - Expand into a deadspace. Wants live music in lobby area.
- Proposed action:

- Motion to approve- Tyler Murphy
- Robert Newman- Second
- All in favor- unanimous.

b. Presentation by Kiran Rishi (EPG, Inc) on behalf of Edison Downtown, Inc.

Case Number: ZA-2014-3505-CUB-CUX

Project Location: 108 W. 2nd Street (The Edison)

Project Description/Request: Pursuant to Los Angeles Municipal Code Section 12.24 W1, the applicant is requesting a conditional use to permit continued on-site sales of a full-line of alcoholic beverages at an existing 9,633 sq.ft. establishment with 150 seats and hours of operation and alcohol sales from 11am-2am daily. The applicant is requesting continued live entertainment and continued operations of one juke box location on the premises. Requesting a change of use from existing bar/nightclub to restaurant. Pursuant to LAMC Section 12.24 W 18(a) the applicant is requesting a conditional use permit for continued patron dancing and live entertainment.

- Presentation
 - Edison- Requesting to switch from a bar/nightclub to a restaurant.
 - New CUP to allow full restaurant zoning. Downgrade from a type 47 license to type 48
 - They have to turn down events because they cannot have minors.
 - The only change that would occur is that they would be able to throw more events.
- Request
 - Requesting DLANC's support for new CUP to allow full restaurant- zoning- accept kitchen and menu- downgrade from a type 47 license to type 48
- Proposed action
 - Patti Berman- motioned
 - Robert Newman- seconded
 - All in favor- unanimous

c. Presentation by Geraldine Tissot Brown (The Law Offices of Laurent C. Vonderweidt)) on behalf of Tartine Bakery Inc.

Case Number: ZA-2014-3105-CUB-CUX

Project Location: 545 S. Olive Street

Project Description/Request: A Conditional Use Permit, pursuant to the provisions of Section 12.24 W1 of the Los Angeles Municipal Code, to permit the on-site and dispensing of Beer & Wine only, and Off-site sale of Beer & Wine for take-out offered accessory to on-site for this 4,471 sf Bakery/Restaurant including indoor dining areas.

Proposed action: To be determined

- Notes
 - Requesting a CUP to allow onsite sale of alcohol and offsite purchasing of wine & beer.
 - Traditional French bakery / restaurant.
 - Outside patio. No live music, just ambiance music.
 - Maximum seating- inside 49 ,outside 30
 - Wanting CUP until midnight instead of 9PM.
- Proposed action
 - Patti Berman- motion to approve CUP application
 - John Swartz– Second
 - All in favor- unanimous

d. Presentation by Kate Bartolo (Kate Bartolo & Associates) on behalf of 409 LLC.

Case Number: ZA-2014-3274-CUB

Project Location: 409 W. Olympic Blvd.

Project Description/Request: 409, LLC (“the Applicant”) is seeking the following discretionary approval for a proposed restaurant on the ground-floor corner tenant space of the Reserve Lofts mixed use apartment and retail project, as follows:

Pursuant To L.A.M.C. Section 12.24 W 1, the Applicant requests approval of a Conditional Use Permit to allow for the on-site sales, service and consumption of a full line of alcoholic beverages for a restaurant (Type 47) for a 6,981 square foot interior space with 291 seats, and a 347 square foot outdoor patio with 32 seats for a total 7,328 square feet and 311 seats. All outdoor patio seating is on-site. No use of the public sidewalk proposed. Proposed hours of operation and hours of alcohol service are: 8 am – 1:30am daily for interior and 8am – 12midnight daily for patio. Live entertainment is limited to a musical non-acoustical quartet but no dancing.

- Notes
 - Proposal to convert ground floor space to restaurant
 - Full alcohol. No live entertainment, but they want non-electrified music.
 - 8,500 SF- paired down to 7,300 SF. Maximum of 311 seats.
 - Historic building- they want to maintain the original design- hired a historic consultant- they need an entrance on olive.
 - They don’t have a tenant- you need a CUB in order to get a restaurant tenant.
 - Approximately \$2M in improvement costs.
- Request
 - Requesting DLANCs support in conversion
- Proposed action: to approve support in conversion
 - Tyler Murphy- Motioned
 - Patti Berman- Seconded
 - All in favor- Unanimous

e. Presentation by Joel Miller (Psomas) on behalf of DTLA South Park Properties Propco II, LLC

Case Number: DIR-2014-562-CU-ZC-TDR-SPR, VTT-72702

Project Location: 1114-1154 S. Grand Ave., 309-321 W. 12th St., 1147-1155 S. Olive St.

Project Description/Request: New construction of a 37-story, mixed use building with 512 residential condominium units and approximately 9,910 sf of commercial uses, and a 12-story, mixed-use building with 154 residential condominium units and 10,780 sf of commercial uses.

- Requested Entitlements
 - 1. Vesting Tentative Tract Map No. 72702 for the creation of 35 airspace lots and 2 conventional lots, including 666 residential and 25 commercial condominium units. (Sec. 17.01)
 - 2. Haul route approval. (Sec. 17.13)
 - 3. Director’s Determination for Transfer of Floor Area (Less than 50,000 square feet). (Sec 14.5.7)
 - 4. Site Plan Review, including a Downtown Design Guidelines conformance determination. (Sec. 16.05)
 - 5. Variance to provide less than one on-site tree per four dwelling units (Sec. 12.21 G.2(a)(3))
 - 6. Variance to reduce parking stall width to 8’-6” instead of 9’-4” when a parking space is located adjacent to a structural column and reduced drive aisle widths to 22’-0” in lieu of 25’-4” (Sec. 12.21 A.5(1)(ii) and 12.21 A.5(b)).
 - 7. Master Conditional Use Permit for off-site (grocery store, wine store) and on-site (restaurants) sales and consumption of alcoholic beverages at 6 establishments, filed as companion Case DIR-2014-563-MCUP-CUX (Sec. 12.24 W.1)
 - 8. Conditional Use Permit to allow live entertainment filed as companion Case DIR-2014-563-MCUP-CUX (Sec 12.24 W.18.a)
- Notes
 - Mack Urban project
 - Scott Bytof- speaking for himself. Pointing out- 6 floors of parking. Obligation to provide 132 spaces for adjacent building. Site 1A also requires parking here. Park space will also be beneficial to the

neighborhood. There will be no podium on site 1A, there will be a more active corner. Eyes on the street on grand-

- John- Mack Urban
 - Tonight- 2nd & 3rd building- mid year 2015 for start of construction
 - Joe Miller- Psomas- entitlements
 - AC Martin- Design
 - One unified development
 - Site 1- zones QR5-4D- high density res uses. – 37 story building – 512 condos- 9900 SF of retail
 - 1A- regional center- proposed- 12 story, 154 units, 10,854 SF of retail.
 - Paul Coleman- principal in charge of project.
 - Park Context-
 - Providing code required bike parking
 - Site 4- is far along
 - Using 2 story live-work units to activate the alley.
 - 150 smaller / more affordable units- in the 12 unit building. (Affordable does not mean affordable income housing.)
- Questions
 - Ground floor retail, restaurants & bars, outdoor seating, - how is the street activated
 - There is a space for a restaurant
 - Affordable income- no affordable income units.
 - Pet amenities- they are having a dog run and a dog area.
 - Extra trees- intending to work with the South Park Bid. 100-110 ea.
- Proposed action:
 - Motion to approve all entitlements
 - Seconded
 - All in favor- unanimous

8. 9:40 – Committee member comment on non-agenda items.

- Presentation- Vision downtown- is there anything that PLUC would like to address?
- Arts District- setting up a fact finding group.

9. Next Meeting : December 16, 2014 at 6:30pm

10. Adjourn

- Motion to adjourn-
- Seconded
- All on favor- unanimous