



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: April 18, 2017

Meeting Time: 6:30pm

Meeting Location: City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

Contact: scott.bytof@dlanc.com for more information

1) Call to Order at 6:40pm / Roll Call

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes

2) Committee Member Introductions

3) Approve Minutes from 3/21/2017

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

4) New Business:

a) **Presentation by:** Valerie Sacks

Case Number: ZA-2015-238-MCUP-PA1

Project Location: 301 W Olympic Blvd. Los Angeles, CA 90015

Project Description: The Applicant requests a Plan Approval to allow the sale/service of a alcohol (type 41) to serve alongside its meals.

Project Request: Pursuant to LAMC 12.24 M Approval of Plans to allow the sale/dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction w/a proposed 2,000 sq. ft. restaurant w/ 40 indoor & 8 outdoor seats on an approx. 130 s.f. outdoor patio in the (Q)R5-4D Zone. Hours of operation are 9am-11pm daily. Applicant is requesting a type 41, and not pursuing the type 47, however application is still submitted to city for type 47.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request for a type 47 to allow for the sale of beer and wine alongside its meals as filed in Planning Case No. ZA-2015-238-MCUP-PA1, on the condition that if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their use of the property.

Presented by: Scott Bytof

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Nathan Freeman

Case Number: ENV-2017-856-CE, ZA-2017-855-CUB

Project Location: 700 W Wilshire Blvd, Los Angeles, CA 90017

Project Description: A Conditional Use Permit for on-site consumption of a full line of alcohol in conjunction with a 1,825 square foot restaurant. Hours of operation from 11am to 2am.

Project Request: Pursuant to 12.24 W.1. a CUB for the sale and dispensing of a full line of alcohol beverage for on-site consumption within an existing 1,825 sq ft restaurant space, having fifty-one interior dining seats (30 in dining area, 6 at Ramen Bar and 15 at fixed bar), with proposed hours of operation from 11am to 2am daily, on Wilshire Boulevard and Hope Street located in a multi-tenant mid-rise (7 stories) building in the center of Downtown Los Angeles, in conjunction with a ramen style noodle house (Jinya Ramen Bar), in the C2-4D zone.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ENV-2017-856-CE, ZA-2017-855-CUB,

on the condition that if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their use of the property.

Presented by: Scott Bytof
 Seconded by: Quinn Tang

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** Diana Vin

Case Number: ZA-2016-4717-CUB

Project Location: 765 Wall Street, Los Angeles, CA 90014

Project Description: A request for the on-site consumption of beer and wine in a 2,473 square-foot restaurant with 60 seats and hours of operation from 6:00 a.m. to 11:00 p.m. Monday-Saturday and 8:00 a.m. to 11:00 p.m. Sunday.

Project Request: Pursuant to LAMC 12.24, W1 A Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,473 square-foot restaurant with 60 indoor seats. Proposed hours of operation are from 6:00 a.m. to 11:00 p.m. Monday-Saturday and 8:00 a.m. to 11:00 p.m. Sunday.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2016-4717-CUB, on the condition that if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their use of the property.

Presented by: Robert Newman
 Seconded by: Patti Berman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y

Quinn Tang	Y
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Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Thea Trindle

Case Number: No. ZA-2017-1185-CUB

Project Location: 2132 E 7th Place, Los Angeles, CA 90021

Project Description: A conditional use permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new 6,222 sq. ft. restaurant (including a 1,397 SF outdoor eating terrace) and a total of 160 seats (64 interior, 68 on an outdoor eating terrace; 28 on a 490 SF uncovered rear patio). The restaurant will host occasional live entertainment (unamplified music). Proposed hours of operation are 7:00AM-2:00AM daily.

Project Request: Pursuant to LAMC 12.24 W-1, A Conditional Use Permit to allow for the sale of a full line of alcoholic beverages in conjunction with a new restaurant with occasional live entertainment in the M3-1-RIO zone.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA-2017-1185-CUB, on the condition that if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their use of the property.

Presented by: Scott Bytof

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

e) **Presentation by:** Dafne Gokcen

Case Number: ZA-2011-3072-CUB-CUX-ZV-PA1

Project Location: 819 S Flower St

Project Description: A Plan Approval to allow the continued sale of a full line of alcoholic beverages and continued patron dancing in conjunction with an existing 3,935 s.f. Dance Hall and Bar with 164 seats having hours of operation from 11 a.m. to 2 a.m. daily, to remove conditions 22, 23b, 24, 40 and 46, and to modify condition 47 to allow patron entry and exit via a rear door from the alley.

Project Request: Pursuant to LAMC 12.24 M, A Plan Approval to allow the continued sale of a full line of alcoholic beverages and continued patron dancing in conjunction with an existing 3,935 s.f. Dance Hall and Bar with 164 seats having hours of operation from 11 a.m. to 2 a.m. daily, to remove conditions 22, 23b, 24, 40 and 46, and to modify condition 47 to allow patron entry and exit via a rear door from the alley. Remove condition that prohibits queing. Requesting to not have any parking conditions and no requirement for employee parking.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2011-302-CUB-CUX-ZV-PA1, on the condition that if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their use of the property.

Presented by: Patti Berman
 Seconded by: Beverly Christiansen

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

f) **Presentation by:** Veronica Becerra

Case Number: CPC-2017-536-GPA-VZC-CUB-CUX, ENV-2017-537-EAF

Project Location: 710 A. Santa Fe Ave., Los Angeles, CA 90021

Project Description/Request: Change of use from a vacant Fire House with two vacant joint living quarters for artists and artisans to an upscale ten (10) room boutique hotel with accessory restaurant and retail space.

- Pursuant to LAMC 11.5.6 the Applicant requests a General Plan Amendment to change the Land Use Designation from Heavy Manufacturing to Regional Center Commercial.
- Pursuant to LAMC 12.32 Q the Applicant request(s) a Vested Zone Change from M3-1-RIO to C2-1-RIO with a Regional Commercial Land Use Designation.
- Pursuant to LAMC 12.24 W.1 The Applicant requests approval of a Conditional Use Permit to allow for the on-site sale of beer, wine, and distilled spirits for consumption on the premises with additional portable bars, in conjunction within the 7,313 net square foot Boutique Firehouse Hotel with ten (10) guest units, including 1,419 square feet of accessory restaurant and bar with 56 interior seats and 42 outdoor dining seats and 16 outdoor bar/lounge seating.
 - Dining patio is 1,122 square feet with 42 dining seats.
 - Bar patio is 651 square feet with 16 seats.

- A conditional use permit to allow alcohol portable bars in conjunction with special events.
- A conditional use permit to allow all access cabinets in conjunction within the ten (10) room boutique hotel.
- A Conditional Use Permit to allow off site sales of beer and wine in conjunction with an accessory retail store approximately 808 square feet located within the Boutique Hotel.
- The total hours of operation are 24 hours daily with alcohol service provided from 7:00 am to 2:00 am daily within the hotel premises.
- Pursuant to LAMC 12.24 W.18, the Applicant requests approval of a Conditional Use Permit to allow for dancing in conjunction with special events. Live and amplified music will be provided.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2011-302-CUB-CUX-ZV-PA1. Conditioned support based on the request for operator to come back to PLUC and present project should Operator/ownership change.

Presented by: Robert Newman

Seconded by: Patti Berman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- 5) Community Plan Update
- 6) Committee Member Comments and Announcements
- 7) Next Meeting: 5/16/17
- 8) Adjourn

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the [committee] on any agenda item before the committee takes an 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 are within the committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

POSTING: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed on our website by clicking on the following link: www.dlanc.com <http://www.dlanc.com> , or

at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please download from our website. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://www.lacity.org/city-government/subscribe-meeting-agendas-and-more/neighborhood-councils> .

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website www.dlanc.com <http://www.dlanc.com> .

DISABILITY POLICY: The Downtown Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Venice Neighborhood Council will provide reasonable accommodations 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email ncsupport@lacity.org .