



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** May 16, 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 / Roll Call

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

2) Approve Minutes from 4/18/2017

Vote Count: Yes: 8; No: 0; Abstention: 1; Absent: 1, Recused: 0

**OUTCOME: Motion Passes**

3) Old Business:

a) **Presentation by:** Monica Vu

**Case Number:** ENV-2015-1159-EAF, CPC-2015-1160-DA, CPC-2015-1158-TDR-MCUP-CUX-SPR

**Project Location:** 1020 S. Figueroa St. Los Angeles, CA 90015

**Project Description Request:** Project supported by DLANC on 7/14/15. Design modified as follows: Overall development floor area reduced by 24%, residential units reduced by approximately 33%, commercial uses reduced by approximately 31%, digital signage reduced by approximately 63% and construction impact reduced by eliminating 32 story tower.

**Recommended action: Motion to continue to support project with the design changes.**

**The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's modified design. Project was previously presented to PLUC and received support from DLANC.**

Presented by: Scott Bytof

Seconded by: Patti Berman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y

Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Abstain
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0; Abstention: 1; Absent: 1, Recused: 0

**OUTCOME: Motion Passes**

- b) **Presentation by:** Skid Row Housing Trust

**Case Number:** N/A

**Project Location:** 519 E 7<sup>th</sup> St

**Project Description Request:** General support during application process. Follow up to 8/16/16 presentation. Requires site plan review application. This presentation is just to present the project progress.

**Recommended action: The Planning and Land Use Committee recommends that DLANC support of the Applicant's project as presented.**

Presented by: Scott Bytof

Seconded by: Mike Delajani

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

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 1, Recused: 1

**OUTCOME: Motion Passes**

- c) **Presentation by:** John Howland

**Case Number:** CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-ZV-SPR, CPC-2013-4051-DA

**Project Location:** 1057 S San Pedro St, Los Angeles, CA 90015

**Project Description Request:** Project supported by DLANC in 2013. Updated support letter.

The Applicant is seeking to redevelop the site with a mixed use project consisting of educational, office, residential, hotel, entertainment and retail uses. The project is designed to achieve a maximum FAR of 4.10:1 which generates approximately 1.79 million square feet of floor area.

The Applicant, The City Market of Los Angeles, requests approval of the following discretionary actions:

1. Pursuant to California Government Code Sections 65864-65869.5, the Applicant respectfully requests approval of a Development Agreement (“DA”) for a period of 25 years.
2. Pursuant to LAMC Section 11.5.6, as authorized by the Los Angeles Charter Section 555, a General Plan Amendment to change the land use designation from Light Manufacturing (“LM”) to Regional Commercial (“RC”) and apply the existing General Plan Footnote No. 4 to the Project Site which will create consistency with the Project scope and the proposed C2 zone change
3. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from M2-2D to [Q]C2-2 to permit the construction of the project described below, including provisions for the application of the Land Use Equivalency Program.
4. Pursuant to LAMC Section 12.32 F, the Applicant respectfully requests approval of a Height District change to apply a new ‘D’ limitation to modify the allowable FAR from 3:1 to 4.1:1 below.
5. Pursuant to LAMC Section 12.32 S, a Supplemental Use District to permit a sign district covering the Property in order to enhance the theme and unique qualities of the entire Project.
6. Pursuant to LAMC Section 12.24 W 19 a Conditional Use Permit to allow FAR averaging in a unified development not to exceed 4.1:1 FAR over the entire Site. However, a maximum FAR of 4.43:1 will be permitted on Block 1, 3.40:1 FAR on Block 2, 2.43:1 FAR on Block 3 and 7.19:1 of Block 4.
7. Pursuant to LAMC Section 16.05, the Site Plan Review Site Plan Review for a project
  - a. That meets the provisions specified in the LAMC Section 12.24 U14 (c) (2) as a major development project, and
  - b. That results in an increase of 50,000 gross square feet or more of nonresidential floor areas and/or 50 or more dwelling units or guest rooms
8. Pursuant to LAMC Section 12.24 W 1, a Master Conditional Use Permit for the off- and on-site sales of alcoholic beverages in retail establishments, bars and restaurants. Specifically, the Applicant is requesting:
  - a. 3 total off-site sales permits with 2 offering a full line of alcohol and 1 offering beer and wine.
  - b. 20 on-site sales permits with 17 offering a full line of alcohol and 3 offering beer and wine.
9. Pursuant to LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of five ground lots containing 14 air space lots necessary to facilitate the development of a mixed-use project defined below.
  - a. Lot Configurations

- i. Block 1: consisting of 1 ground Lot, Airspace 8 and approximately 240,071 square foot of lot area.
- ii. Block 2: consisting of 2 ground lot, 6 air space lots and approximately 132,399 square feet of lot area
- iii. Block 3: consisting of 1 ground lot and approximately 16,600
- iv. Block 4: consisting of 1 ground lot, no air spaces lots and approximately 22,885 square feet of lot area.

b. The Applicant is also requesting partial vacation of the alley located within Block 2 of the site which is surrounded by San Pedro, San Julian, 12th and 11th Streets.

c. Merge that portion of San Julian Street (Approx. 2 ft.) which is over dedicated.

d. Reduction from Advisory Agency’s Parking Policy to allow parking to be calculated based on LAMC. In addition to the specific discretionary actions identified above, other discretionary approvals may be required from the Lead Agency and various responsible agencies, including but not limited to demolition including street trees, grading, excavation, and foundation permits, and haul route approval.

In addition to the specific discretionary actions identified above, other discretionary approvals may be required from the Lead Agency and various responsible agencies, including but not limited to demolition including street trees, grading, excavation, and foundation permits, and haul route approval.

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in continued support of the Applicant’s request in Planning Case Nos. CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-ZV-SPR, CPC-2013-4051-DA for 9 requests issued in Planning Case.**

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	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 0, Recused: 0

**OUTCOME: Motion Passes**

4) New Business:

a) **Presentation by:** Christopher Murray

**Case Number:** ENV-2017-1288-CE, DIR-2017-1287-SPP

**Project Location:** 910 S Broadway Los Angeles, CA 90015

**Project Description Request:** The applicant is requesting Project Permit Compliance for a hand-painted Secondary Façade sign on the north building elevation of approximately 1,417 SF within Broadway Sign Supplemental Use District Specific Plan.

The Applicant, Colossal Media Group, is seeking Project Permit Compliance approval, pursuant to Los Angeles Municipal Code (“LAMC”) Section 11.5.7 and in accordance with the provisions of the Historic Broadway Sign Supplemental Use District (“Supplemental Use District”) Plan, to construct, use, and maintain approximately 1,417-square foot Secondary Façade Sign with changeable copy (content of the sign will be changed periodically during the life of the requested grant) (the proposed “Project”) on an existing seven-story building, which is approximately 85-foot in height, and located within the [Q]C2-4D-CDO-SN Zone at 908-910 S. Broadway (the “Subject Property”) within the Central City community of the City of Los Angeles. No change to the footprint of floor area of the existing building is proposed as part of this request.

**Recommended action: No exceptions to Broadway Sign Guidelines are being requested. The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ENV-2017-1288-CE, DIR-2017-1287-SPP with the condition that the changeable copy will always adhere to the Historic Broadway Sign Guidelines.**

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	Abstain
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Recused
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 1, Recused: 1

**OUTCOME: Motion Passes**

b) **Presentation by:** Elizabeth Peterson

**Case Number:** APCC-2017-1328-SPE, ENV-2017-1329-CE

**Project Location:** 620 S Broadway, Los Angeles, CA 90014

**Project Description Request:** Illuminated window sign in conjunction with interior renovation of existing retail building into store, façade restoration, and addition of 6,317 sf. rooftop basketball court with 85 sf. snack bar, 253.5 sf. of raised seating, storage and bathrooms.

Pursuant to LAMC 11.5.7 the applicant requests a Specific Plan Exception to permit an illuminated window sign, not otherwise permitted in the Historic Broadway Sign Supplemental Use District, in conjunction with the interior renovation of an existing retail use building with rooftop basketball court addition, including raised seating, snack bar, storage and bathrooms.

**Recommended action:** Presenter will return to present next month documenting specific sign variance request as well as alternate signage options that address Historic Broadway Sign Supplemental Use District. **No action required.**

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

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 1, Recused: 1

**OUTCOME: Motion Passes**

c) **Presentation by:** Elizabeth Peterson

**Case Number:** ENV-2017-1459-CE, ZA-2017-1458-CUB

**Project Location:** 855 S Broadway, Los Angeles, CA 90014

**Project Description Request:** Pursuant to LAMC 12.24-W.1, Applicant requests a conditional use to permit the continued on-site sales and consumption of beer and wine in conjunction with an existing 1,404 SF ground floor café having 36 interior seats with an additional 8 seats on 124 SF of uncovered outdoor dining with hours of operation from 6am to 2am daily.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ENV-2017-1459-CE, ZA-2017-1458-CUB.

Presented by: Scott Bytof

Seconded by: Beverly Christiansen

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

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1, Recused: 0

**OUTCOME: Motion Passes**

d) **Presentation by:** Thea Trindle

**Case Number:** ZA-2017-1843-CUB

**Project Location:** 108 W 2<sup>nd</sup> St #105-106, Los Angeles, CA 90012

**Project Description Request:** Pursuant to LAMC 12.24 W-1, A conditional use permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,282 SF restaurant with 64 indoor seats on the ground floor, a 500 SF mezzanine with 26 indoor seats, and a 340 SF enclosed, outdoor patio in the public right of way with 32 seats. Proposed hours of operation are 7:00AM-10:00PM on the proposed patio).

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2017-1843-CUB.**

Presented by: Patti Berman

Seconded by: Michael Delajani

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

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 1, Recused: 1

**OUTCOME: Motion Passes**

5) Meeting Adjourned at 10:40pm

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) <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> .

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