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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
PLANNING & LAND USE COMMITTEE**

<http://DLANC.com/Planning/>

Committee Board co-Chair Simon Ha • planning@dlanc.com
Committee Public co-Chair James Doizaki • jdoizaki@yahoo.com

When: TUESDAY • May 21, 2013 • 6:30 p.m.

Where: 505 S. Flower St - Suite B530 • Los Angeles, CA 90071

MINUTES IF MEETING

1. Call to order and roll call

Co-Chair Simon Ha called the meeting to order at 6:45pm.

Committee members present: Co-chair Simon Ha, Co-chair James Doizaki, Patti Berman, Russell Brown, Scott Bytof, Jason Claypool, Phillip Estes, Celine Larkin and Brady Westwater.

2. Public comment

No public comments were made at this time.

3. Presentation by Rachel Finfer (EPG Inc) regarding an extension of hours for the Chapman Market located at 221 W. 8th Street (ZA-2009-94-PA2)

Presented by Rachel Finfer on behalf of the applicant, the Chapman Market. Project consists of an existing 6,880sf gourmet market located on the ground floor of a larger residential building. The applicant is seeking to extend hours of operations for their existing beer and wine CUB permit to 2:00am daily. Applicant has the support of LAPD and has a clean safety and security history since opening. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the Chapman Market, seconded by Russell Brown. Motion passed with one member abstaining.

4. Presentation by Wil Nieves (Nieves & Assoc) regarding a CUB permit for a proposed restaurant located at 601 W. 5th Street (ZA-2013-524-CUB)

Presentation by Wil Nieves on behalf of the developer, Michael Kwan. Project consists of a proposed 154 seat, 3,375sf restaurant on the ground floor of a larger commercial building. The proposed project site is currently vacant. Applicant is seeking a CUB permit for a full line of alcohol with occasional live entertainment in conjunction with the restaurant. The developer operates three other successful foodservice establishments in Downtown. The project has the

support of LAPD and City Council office. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project, seconded by Patti Berman. Motion passed unanimously.

5. Presentation by Catherine Biggers (Lifestyles Inc) regarding a beer and wine CUB permit for the Panini Cafe located at 600 W. 9th Street (ZA-2013-904-CUB)

Presented by Catherine Biggers on behalf of the operator, the Panini Café. Project consists of an existing 120 seat, 4,000sf restaurant on the ground floor of a larger residential building. Applicant is seeking to continue the existing beer & wine CUB permit for on-site consumption for the restaurant. The restaurant has been in operation since 2008, and has the support of neighboring stakeholders and residents. After a brief discussion, Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the Panini Cafe, seconded by Brady Westwater. Motion passed unanimously.

6. Presentation by Margaret Taylor (Apex LA) regarding a Master CUP for the Grand Central Market project located at 317 S. Broadway (ZA-2013-1097-MCUP)

Presented by Margaret Taylor on behalf of the developer, the Yellin Company. Project consists of 6 existing foodservice establishments, 15 potential foodservice establishments and 2 proposed bar/lounge establishments located on the ground floor of a larger commercial complex known as the Grand Central Market. Applicant is seeking a Master CUB permit for beer & wine for on-site consumption for the 6 existing foodservice operators and no more than 15 additional foodservice establishments, as well as a full line of alcohol for on-site consumptions for two proposed bar/lounge establishments. The Committee expressed concern for providing adequate security and safety conditions due to the size and openness of the proposed project. The project has the support of LAPD and City Council office. After some discussion, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the Grand Central Market project, seconded by Brady Westwater. Motion passed with two members abstaining.

7. Presentation by Alex Irvine (Craig Lawson & Co) regarding a CUB permit for a proposed restaurant & bar project located at 1111 Wilshire (ZA-2013-1182-CUB)

Presented by Alex Irvine on behalf of the operator, Terry Heller. Project consists of a proposed 3,600sf restaurant located on the ground floor of a larger newly constructed mixed-use building. Applicant is seeking a CUB permit for a full line of alcohol for on-site consumption in conjunction with the proposed restaurant. The operator successfully runs a similar restaurant in West Los Angeles and is looking to expand to Downtown. After a brief discussion, Celine Larkin moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project, seconded by Patti Berman. Motion passed unanimously.

8. Discussion of DLANC area projects proposed for No Position:

- a. 1200 S. Santa Fe – Parking space reduction
- b. 707 W. Wilshire – Exterior building signs

Both of the proposed items were pulled for consideration at a future meeting.

9. Approval of minutes from prior meeting: April 16, 2013

Patti Berman moved approval of the minutes from the April meeting, Scott Bytof seconded. Motion passed unanimously with absent members deemed abstaining.

10. Future agenda items. Next meeting: June 18, 2013

Next meeting scheduled for June 18 at the same location.

11. Member comment

No Committee member comments were made at this time.

12. Adjournment

Patti Berman moved adjournment of meeting, seconded by Russell Brown. Motion passed unanimously. Meeting adjourned at 8:45pm by consensus.