



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: June 20, 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 at 6:34pm

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	Yes

2) Approve Minutes from 5/16/17 – Approved with revisions

3) Old Business:

a) **Presentation by:** Committee Chair

Case Number: ZA-2017-1843-CUB

Project Location: 108 W 2nd St #105-106, Los Angeles, CA 90012

Project Description Request: Revise support letter passed on May 16, 2017 to include full hours of operation as follows and as included in the packet <http://www.dlanc.org/planning-and-land-use/meeting-903>.

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 amended to 7:00AM-2:00AM daily and 7:00AM-10:00PM on the proposed patio.

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 No.ZA-2017-1843-CUB with revised hours of operation.

Presented by: Patti Berman

Seconded by: Robert Newman

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	Yes

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

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:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the signage exemption in Planning Case No.APCC-2017-1328-SPE, ENV-2017-1329-CE conditioned on support granted by the Council Office and the Office of Historic Resources. Support for signage exemption includes the request to maintain the historic ironwork at the windows on the Broadway facade.

Presented by: Simon Ha

Seconded by: Beverly Christiansen

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes

Beverly Christiansen	Yes
Michael Delajani	Recused
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Abstained

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

OUTCOME: Motion Passes

c) **Presentation by:** Elizabeth Peterson

Case Number: DIR-2017-999-CDO / ENV-2017-1000-CE

Project Location: 801-835 S. Broadway, 800-834 S. Broadway Hill, 300-332 W. 8th Street Los Angeles, CA 90014

Project Description Request: Project supported by DLANC on August 11, 2015. Updated support letter. CDO Plan Approval for Major project including 15,845 sf. penthouse additions, façade restoration, window film, planter boxes, and façade lighting in conjunction with adaptive reuse project previously approved under ZA-2015-0932-MCUP-CUX-ZV.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's requests in Planning Case No.DIR-2017-999-CDO / ENV-2017-1000-CE.

Presented by: Robert Newman

Seconded by: John Swartz

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

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

OUTCOME: Motion Passes

4) New Business:

a) **Presentation by:** Veronica Becerra

Case Number: CPC-2016-4819-GPA-VZC-HD-DB-CUB-SPR , ENV-2016-4820-EAF , VTT-74751

Project Location: 930 E. 6th Street, (601, 603, 605(,) 611, 615, 619, 621, ~~E. 6th Street~~ (Central Avenue) Los Angeles, CA 90021)

Project Description Request: The proposed project will include 236 residential apartment units above 12,000 sq. ft. of commercial space with 33 car parking on the ground floor.

Pursuant to L.A.M.C. Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map Number 74751 to subdivide the site into one (1) Master Lot and four (4) Airspace Lots to allow for the construction of 236 residential units and 12,000 square feet of commercial space, including:

- Master Lot 1 consists of the entire ground floor lot,
- Airspace Lot 2 consists of all the residential units from the 2nd to the 8th floors,
- Airspace Lot 3 consists of the 1st floor commercial,
- Airspace Lot 4 consists o(f) the 1st floor parking for the commercial space, and
- Airspace Lot 5 consists of the three levels of residential subterranean parking.

Pursuant to L.A.M.C. 11.5.6, the Applicant requests a General Plan Amendment to change the Land Use Designation from Light Use Manufacturing to Regional Center Commercial and a Plan Amendment to remove footnote to allow for a FAR increase to 6 to 1.

Pursuant to L.A.M.C. Section 12.32 Q, the Applicant request(s) a Vested Zone Change from M2-2D to C2-2.

Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests a Height District Change from 2D to 2, to allow for a FAR of 6 to 1.

Pursuant to L.A.M.C. Section 16.05, the Applicant requests that Site Plan Review Findings be made as part of the discretionary approval.

Pursuant to L.A.M.C. Section 12.21 G 3, the Applicant requests a Director's Decision to allow a 10% reduction in open space.

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 sale of full alcohol in conjunction with an approximate 6,000 square foot restaurant. The hours of operation, as well as alcohol service, will be from 10:00 am to 2:00 am daily.

Recommended action:

Applicant will return and represent taking into consideration the following items:

- Design should adhere to the Downtown Design Guidelines as it relates to the ground floor treatment. Activate the ground floor along Wilde and Kohler Streets.
- Provide a minimum 12'-0" sidewalk along Wilde and Kohler Streets
- Consider providing an equivalent number of affordable housing units in relation to the request for increased FAR.

b) **Presentation by:** Veronica Becerra

Case Number: ENV-2017-1759-EAF, ZA-2017-1758-CUB-CUX

Project Location: 920 and 922 S. Olive Street Los Angeles, CA 90015

Project Description Request: Conditional Use Permit to allow sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed 7,488 sq. ft. restaurant including a 1,488 sq. ft. mezzanine.

Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval a of Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed 7,488 sq. ft. restaurant including a 1,488 sq. ft. mezzanine, one fixed bar, and two lounge areas with a total of 221 indoor seats, 324 sq. ft. uncovered outdoor patio with 18 seats and 197 sq. ft. uncovered patio in the public right of way with 20 seats. Dancing on a temporary 156 sq. ft. dance floor and live entertainment with up to five performers and hours of operation from 10:00am to 2:00am daily.

Pursuant to L.A.M.C. Section 12.24 W.18 the Applicant requests approval of a Conditional Use Permit to allow live entertainment and public dancing on a 156 square foot temporary dance floor in conjunction with a proposed restaurant.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's requests in Planning Case No. ENV-2017-1759-EAF, ZA-2017-1758-CUB-CUX.

Presented by: Patti Berman

Seconded by: Michael Swartz

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

Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** Alex Woo

Case Number: ZA-2017-2137-MPA

Project Location: 321 W 9th St Los Angeles, CA 90014

Project Description Request: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,705 square foot restaurant with one fixed bar, 63 indoor seats and a 728 square foot covered outdoor patio area with 26 seats and hours of operation from 11:00 a.m.- 2:00 a.m., daily.

Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24-M: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,705 square foot restaurant with one fixed bar, 63 indoor seats, and a 728 square foot covered outdoor patio area with 26 seats and hours of operation from 11:00 a.m.- 2:00 a.m., daily.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s requests in Planning Case No. ZA-2017-2137-MPA.

Presented by: John Swartz

Seconded by: Robert Newman

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	Yes

Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Greg Taylor

Case Number: ZA-2017-638-CUB

Project Location: 1230 S. Olive St Los Angeles, CA 90015

Project Description Request: Conditional Use Beverage (CUB) for on- and off-site alcohol consumption in conjunction with a fast casual restaurant. 369 seats total (255 indoor, 134 outdoor). 3,287 square feet indoor seating area. Hours of operation 7 AM -2AM daily.

Pursuant to LAMC 12.24.W.1 Conditional Use Beverage (CUB) for on- off-site alcohol consumption in conjunction with a fast casual restaurant.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s requests in Planning Case No. ZA-2017-638-CUB.

Presented by: Simon Ha

Seconded by: Michael Delajani

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	Yes

Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0

OUTCOME: Motion Passes

e) **Presentation by:** Dana Sayles

Case Number: DIR-2017-1212-SPR

Project Location: 1340-1364 S. Hill St, 145-157 W. 14th St, 1363 S. Broadway Los Angeles, CA 90015

Project Description Request: Density Bonus and Site Plan Review for a 7-story mixed-use building with 235 residential units, 9,198 sq. ft. of ground floor retail, 210,717 total sq. ft. (3.9:1 FAR) with 259 vehicle parking spaces.

Site Plan Review pursuant to LAMC Section 16.05 for a residential development that is greater than 50 dwelling units.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s requests in Planning Case No. DIR-2017-1212-SPR. Support for project is not conditioned, however the committee encourages the Applicant to review and provide more ground floor retail along Broadway and encourages wider sidewalks rather than street widening.

Presented by: Beverly Christiansen

Seconded by: Quinn Tang

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	Yes

Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0

OUTCOME: Motion Passes

5) Adjourn – 9.30pm

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 .