



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: January 17, 2017

Meeting Time: 6:30pm

Meeting Location: DLANC Office 529 S. Broadway Suite 203 Los Angeles, CA 90013

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

1) Call to Order / Roll Call

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

2) Committee Member Introductions

3) Approve Minutes from 12/20/2016

4) Report on 1/10/2017 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications

6) General 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.)

7) Old Business:

a) **Presentation by:** Sassan Masserat

Case Number: ZA 2015-3803 (ZAD), ENV 2015-3804-CE

Project Location: 537 S Ceres Ave, Los Angeles, CA 90013

Project Description Request: To convert existing manufacturing/warehouse to "Joint Living and Working Quarters"

Pursuant to LAMC code sections 12.19 and 12.24X13 requesting the zoning administrator upon application, permit Joint Living and Work Quarters in M2-2D Zone.

Recommended action: Per board action on 11/9/16, applicant will notify when they have an update on outreach and budget.

8) New Business:

a) **Presentation by:** Margaret Taylor

Case Number: ENV-2016-4299-CE, ZA-2016-4298-CUB

Project Location: 400 W 8th Street, Unit 3, Los Angeles, CA 90014

Project Description Request: A Conditional Use Permit to allow for the on-site consumption of beer and wine in conjunction with a proposed 2,276 square-foot restaurant with 83 indoor seats within a vacant 7,759 square foot Night-Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm daily.

Pursuant to LAMC Section 12.24 W 1 A Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,276 square foot restaurant with 83 indoor seats within a vacant 7,759 square-foot Night Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm, 7 days/week.

Recommended action: To be determined

b) **Presentation by:** Kate Bartolo

Case Number: ENV-2016-3893-CE, ZA-2016-3892-ZAA

Project Location: 701 S. Hill (701, 715 S. Hill St. / 400-406 w. 7th St.)

Project Description Request: Conversion to residential apartments with commercial retail on ground floor.

Pursuant to LAMC Section 12.28, 12.22-A,26(i)(1) Zoning Administrator's Adjustment to all(ow) an average dwelling unit size of 660 square feet in lieu of the allowable average 750 square foot standard required for new dwelling units, a 12% reduction in minimum unit size, in conjunction of the adaptive reuse of a 17 story building

Recommended action: To be determined

c) **Presentation by:** Teri Dickerhoff

Case Number: ENV-2016-3026-CE, ZA-2016-3015-ZV

Project Location: 110 W 11th Street, Los Angeles, CA 90015

Project Description Request: Change of Use from storage to Retail/Restaurant/Commercial in the basement of a commercial building, see attached (posted documents).

To allow zero parking space in lieu of the required 5 parking spaces.

Recommended action: To be determined

d) **Presentation by:** Jim Ries

Case Number: CPC-2016-3479-GPA-VZC-DB-SPR, ENV-2016-3480-EAF, VTT-74564

Project Location: 2110 2130 E. Bay Street, 2141 E. Sacramento Street

Project Description Request: Proposed project will have 110 Live/Work dwellings, with 50,848 sq. ft. of retail and restaurant space and 113,350 sq. ft. of office A 11% of the projects based density will be very low income Restricted Affordable units.

See posted application for full request

[http://www.dlanc.org/sites/dlancd7.localhost/files/2110%20Bay%20St%20-%20DLANC 2110Bay CPC-2016-3479-GPA-VZC-DB-SPR ENV-2016-3480-EAF VTT-74564 0.pdf](http://www.dlanc.org/sites/dlancd7.localhost/files/2110%20Bay%20St%20-%20DLANC%202110Bay%20CPC-2016-3479-GPA-VZC-DB-SPR%20ENV-2016-3480-EAF%20VTT-74564%200.pdf)

Recommended action: To be determined

e) **Presentation by:** Anne Williams

Case Number: CPC-2016-3824-GPA-VZC-HD-MS-C-SPR, ENV-2016-3825-EAF, VTT-74640

Project Location: 1100- 1146 ½ South Main Street: 106-112 East Eleventh Street Los Angeles, CA 90015

Project Description Request: The project involves the construction of an 8-story mixed-use building that includes 7 stories of residential use over 1 level of parking and retail/lobby/leasing. The project includes 3 levels of underground parking. (See attached (posted) "Project Description")

See posted application for full request

[http://www.dlanc.org/sites/dlancd7.localhost/files/11th%20Main%20-%20DLANC JADE MainSt MixedUse CPC-2016-3824-GPA-VZC-HD-MS-C-SPR ENV-2016-3825-EAF VTT-75640 0.pdf](http://www.dlanc.org/sites/dlancd7.localhost/files/11th%20Main%20-%20DLANC%20JADE%20MainSt%20MixedUse%20CPC-2016-3824-GPA-VZC-HD-MS-C-SPR%20ENV-2016-3825-EAF%20VTT-75640%200.pdf)

Recommended action: To be determined

f) **Presentation by:** Anne Williams

Case Number: CPC-2016-3808-VZC-CDO-SPR, VTT-74320

Project Location: 213 S. Spring Street, 200-210 S. Broadway, 232-238 W 2nd Street Los Angeles, CA 90012

Project Description Request: Construction of a mixed use project. See posted application for full request

[http://www.dlanc.org/sites/dlancd7.localhost/files/232%20W%202nd%20-%20Tribune%20CPC-2016-3808-VZC-CDO-SPR REVISED%2001 13 17 0.pdf](http://www.dlanc.org/sites/dlancd7.localhost/files/232%20W%202nd%20-%20Tribune%20CPC-2016-3808-VZC-CDO-SPR%20REVISED%2001%2013%2017%200.pdf)

Recommended action: To be determined

g) **Presentation by:** Norberto Nardi

Case Number: DIR-2016-3816-TDR-SPR, ENV-2016-3817-EAF, VTT-74473

Project Location: 433/435/445 S Main St., Los Angeles, CA 90013

Project Description Request: the proposed project is a 12-story mixed-use project with 6,344 sq. ft. of ground level commercial and 196 residential apartment units and 167 parking spaces. Zoning (Q) C4-4D allows a FAR 6:1. The Project requests 21,156.6 sf of TFAR. The proposed TFAR is 7.1:1.

See posted application for full request

<http://www.dlanc.org/sites/dlancd7.localhost/files/433%20S%20Main%20part%201.pdf>
<http://www.dlanc.org/sites/dlancd7.localhost/files/433%20S%20Main%20part%202.pdf>

Recommended action: To be determined

h) **Presentation by:** Hamid Behdad

Case Number: DIR-2016-4115-SPP, ENV-2016-4116-EAF

Project Location: 136 S Beaudry Ave

Project Description Request: Pursuant to sec 11.5.7 a project permit compliance (SPP) for new 7-story mixed-use 220 unit residential project with 7,500 sq. ft. of ground level retail commercial; with related amenities (pool, Jacuzzi and open space) and parking garage.

See posted application for full request

<http://www.dlanc.org/planning-and-land-use/meeting-866>

Recommended action: To be determined

- 9) Proposed Support Letter format Change
- 10) Meeting Venues
- 11) Committee Member Comments and Announcements
- 12) Next Meeting: 2/21/17
- 13) 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 .