



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: February 22, 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

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

2) Committee Member Introductions

3) Approve Minutes from 1/17/2017

4) Report on 2/15/2017 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications

6) Committee Member Feedback on EIR Scoping Meeting for the Downtown Community Plans

<http://www.dtl2040.org/>

7) 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.)

8) Committee Member Comments

9) Old Business:

a) **Committee Member Feedback on EIR Public Scoping Meeting**

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.

- (1) Pursuant to L.A.M.C. Section 12.32 G & 12.32 Q Vesting Zone Change to amend Ordinance No. 180,871 to eliminate or modify (Q) Condition No. 7 (minimum and maximum lot coverage for towers), as applied to this Site.
- (2) Pursuant to L.A.M.C. Section 16.05 Site Plan Review or a project with an increase in 50,000 square feet of non-residential floor area and 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 13.08 E Design Overlay Plan Approval for a Project in the Broadway Community Design Overlay (CDO) Zone.

Recommended action: Discussion

- b) Presentation by:** Hamid Behdad – additional details on project plans on freeway-facing side of project

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

Project Location: 136 S Beaudry Ave

Project Description Request: Mixed use project, 220 unit residential, and 7500 sq. ft. ground floor retail/commercial, 7 stories, 85-foot height, with related amenities (S. Pool, Jacuzzi and open space) and parking garage.

Pursuant to L.A.M.C. Section 11.5.7 Project Permit Compliance for Central City West Specific Plan (CCWSP), and Haul Route Approval.

Recommended action: To be determined

- c) Presentation by:** Norberto Nardi - further communication with alley vacation proponents/City

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.

- (1) Pursuant to L.A.M.C. Section 16.05 Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.
- (2) Pursuant to L.A.M.C. Section 14.5.7 Director's Determination for Transfer of Floor Area of less than 50,000 square feet.
- (3) Pursuant to L.A.M.C. Section 17.01 Vesting Tentative Tract Map No. 74473 for a subdivision of airspace lots for commercial and residential apartment units.

Recommended action: To be determined

10) New Business:

- a) Presentation by:** Alex Woo

Case Number: ENV-2016-4055-CE, ZA-2016-4054-CUB

Project Location: 1300 S San Pedro St 90015

Project Description Request: A CUB to permit the on-site (sale) of beer and wine in an existing 2,575 sf restaurant with 78 seats, with hours from 11a,-pm daily.

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for a Department of Alcoholic Beverage Control [Type 41] license for on-site sales and consumption of beer and wine at an existing 2575 sq. ft. restaurant with 78 dining seats and hours of operations and proposed alcohol sales from 11am to 11pm, daily.

Recommended action: To be determined

b) **Presentation by:** Anne Williams

Case Number: ENV-2016-4864-EAF, VTT-74795, ZA-2016-4863-ZV-TDR-SPR

Project Location: 842-846 S Grand Ave, 845 S Olive St 90014

Project Description Request: Mixed-use high-rise tower, to include 205 residential units over 2,400 sf of ground floor commercial.

- (1) Pursuant to L.A.M.C. Section 17.01 Vesting Tentative Tract Map No.74795 for a 9 lot (1 master lot & 8 airspace lots) subdivision for merger and re-subdivision
- (2) Pursuant to L.A.M.C. Section 16.05 Site Plan Review for a project with 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 14.5.7 Director's Determination for transfer of Floor Area of less than 50,000 square feet.
- (4) Pursuant to L.A.M.C. Section Variance for reduces drive aisle to 19' and 21' in lieu of 24' for the P1 and 1st to 7th floors.

Recommended action: To be determined

c) **Presentation by:** Stephen Kia

Case Number: CPC-2016-4962-VZC-MCUP-ZV-SP-R-MSC, ENV-2016-4963-EAF

Project Location: 755 S Los Angeles St 90014

Project Description Request: The project will add 24,130 sq ft of floor area to the existing 79,766 sq ft, for a total of 103,896 sq ft. It will consist of 4 restaurants totaling 26,959 sq ft (including one restaurant on the rooftop). 16,964 sq ft of retail space, and 60,243 sq ft of office space.

- (1) Pursuant to L.A.M.C. Section 12.32Q Vesting Zone Change – To remove the 3:1 FAR “D” Limitation and allow 6:1 FAR per Height District No. 2. Given an existing lot area of 18,024 sq ft, this will allow for a maximum of 108,144 sq ft of floor area.
- (2) Pursuant to L.A.M.C. Section 12.24W1 Conditional Use Permit (Master CUB) – For sale and consumption of alcohol at 4 restaurants.
- (3) Pursuant to L.A.M.C. Section 16.05E Site Plan Review – For a change of use resulting in a net increase of 1,000 or more average daily trips.
- (4) Pursuant to L.A.M.C. Sections 12.21A.4(o) and 12.21A.4(i) Waiver – A parking waiver for the 24 stalls otherwise required by the addition of 24,130 square feet of floor area in the Downtown Parking District. The subject property is located adjacent to land being used as a privately operated publicly owned parking lot at 749 S. Los Angeles Street.
- (5) Pursuant to L.A.M.C. Sections 12.27 and 12.14A.1(b)(3) Zone Variance – Relief from the requirement that restaurant business above the first floor be conducted in a completely enclosed building, in order to allow for an outdoor dining area on the terrace deck and patio of a rooftop restaurant

(6) **Recommended action:** To be determined

d) **Presentation by:** Gary Benjamin

Case Number: ENV-2017-90-EAF, ZA-2017-89-CUB-CUX

Project Location: 1129-1145 S San Pedro Street 90015

Project Description Request: Applicant proposes conversion of two warehouses into a private event space. Applicant seeks a conditional use permit for full line alcohol service, live entertainment and dancing in conjunction with a new private event space.

(1) Pursuant to LAMC 12.24-W 1, the applicant requests a new Conditional Use Permit to allow onsite sale and consumption of a full-line of alcoholic beverages in conjunction with a change of use of two existing warehouse buildings, and a 1,990 square-foot mezzanine addition, to create a 19,944 square-foot private event space, with 3,000 square feet of additional outdoor space, 230 indoor seats, 100 outdoor seats and 24-hour daily operation.

(2) Pursuant to LAMC 12.24-W, 18, the application requests a new Conditional Use Permit to allow live entertainment and dancing in conjunction with the proposed private event space.

Recommended action: To be determined

e) **Presentation by:** Kate Bartolo

Case Number: ZA-2017-528-CUB, ENV-2017-529-CE

Project Location: 813-815 South Flower Street 90017

Project Description Request: 813 South Flower Street Associates, LLC proposes the expansion of alcohol service to portions of the basement, ground floor, partial second floor and rooftop; and with episodic use of a DJ/live entertainment, limited to a 71 square foot stage on the second floor and one video game and the above-described basement recreational uses, as follows:

Area	Floor Area (SF)	Live Entertainment	Patron Dancing	Seating		
				Interior	Exterior	Total
Gr. fl. Restaurant café	3,469	none	none	31	12	43
2 nd floor café lounge	461	Live Entertainment/DJ 71 sq. ft. stage		17		17
Basement café bar	1,890		none	28	0	28
Rooftop café bar	3,825	none	none	112	0	112
Guest rooms	No alcohol room service or in-room mini bars	N/A	N/A	N/A	N/A	N/A
TOTAL	9,645	71 sq. ft.	none	188	12	200

While the existing hotel is 71,686 square feet, upon completion, the hotel will achieve a maximum area of 70,409 due to the removal of non-compliant appendage structures and addition of seismic shear walls in accordance with the LA City Non-Ductile Concrete Retrofit Program.

The Applicant, 813 South Flower Street Associates, LLC (“Applicant”), is requesting a Conditional Use, pursuant to LAMC §12.24-W.1, to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, in conjunction with a hotel restaurant within an existing 12-story, 71,686 square foot hotel. The proposed restaurant café with ancillary café bar and lounge areas, totals 9,645 square feet and 200 seats, interior and exterior; which includes the 110 square foot, 12-seat sidewalk patio fronting Flower Street. Episodic use of a disc jockey or live musical entertainment on a 71 square foot stage is requested for the second floor lounge area; and one arcade game and an area for darts, foosball and pingpong is proposed for the basement café bar. There is no dancing, alcohol room service or use of hotel mini-bars requested.

Recommended action: To be determined

- 11) Downtown Community Plans
- 12) Meeting Venues
- 13) Committee Member Comments and Announcements
- 14) Next Meeting: 3/21/17
- 15) 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 .