



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** July 18, 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	
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 6/20/17

4) Report on 7/11/17 DLANC Board Meeting concerning items presented by PLUC – 620 S Broadway pulled from consideration

5) Declarations of Ex Parte communications

6) Open Committee Seat

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) **Presentation by:** Jim Ries – Craig Lawson & Company LLC, revisiting completed application.

**Case Number:** DIR 2017-2333-SPR, ENV 2017-2334-EAF

**Project Location:** 655 S. San Pedro St, 513 E 7<sup>th</sup> St Los Angeles, CA 90014

**Project Description Request:** Demolition of an existing warehouse and construction of a 7-story (89’ in height), approx. 46,510 sq. ft. affordable housing project with 81 residential units (80 Restricted Affordable Efficiency dwelling units one manager’s).

Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- a. A 35% increase in total floor area.
- b. The open space, including the number of trees, required by Section 12.21.G shall be reduced by one-half.
- c. No parking required for dwelling units for households earning less than 50% of the Area Medium Income (AMI).
- d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit. Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

**Recommended action:** To be determined.

b) **Presentation by:** Veronica Becerra – Revisiting:

- 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.

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

**Project Location:** 930 E. 6<sup>th</sup> Street, (601, 603, 605(,) 611, 615, 619, 621, ~~E. 6<sup>th</sup> 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 2<sup>nd</sup> to the 8<sup>th</sup> floors,
- Airspace Lot 3 consists of the 1<sup>st</sup> floor commercial,
- Airspace Lot 4 consists of the 1<sup>st</sup> 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:** To be determined

10) New Business:

- a) **Presentation by:** Dafne Gokcen – F.E. Design & Consulting  
**Case Number:** ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1  
**Project Location:** 446-448 S.Main Street Los Angeles, CA 90013  
**Project Description Request:** A Plan Approval to renew the entitlements in ZA-2012-0377(CUB)(CUX)(ZV).

A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater.

A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

**Recommended action:** To be determined

- b) **Presentation by:** Mee Lee  
**Case Number:** CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF  
**Project Location:** 656-660 S. Stanford Ave., Los Angeles CA 90021  
**Project Description Request:** Demolition of existing SRO building (50 Units); relocation of tenants (42 currently); construction of new 6 stories of residential units (total of 82) and amenities spaces over 1 story parking.

- (1) General Plan Amendment (GPAJ) per LAMC Section 11.5.6, Section 12.32 – Request is to change the Land Use Designation from Light Manufacturing to Regional Center with 6:1 FAR Limitation.
- (2) Vesting Zone Change (VZCJ) per LAMC Section 12.32 Q – Request to permit a vesting change of zone from M2-2D to C2-2.
- (3) Height District Change (HD) per LAMC Section 12.32 F - Request to permit a change of zone from Height District 2D to Height District 2 and remove the D limitation.
- (4) Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for an affordable housing project that exceeds 50 units.
- (5) Project JJJ Designation and Incentives – Request to permit the application of two of the three incentives allowed under JJJ:
  - Additional Reduction of Open Space from that permitted under the Greater Downtown Housing Incentive Ordinance to allow for an additional 733 SF reduction from the 4,113 SF requirement (50% of 8,225 SF) for a total of 3,380 SF of Open Space provided.
  - Reduction in the required number of trees. The LAMC requirement is 1-24" box tree for every 4 units; 82 units would require 21-24" box trees project is able to provide 1-48" tree, 5-36" box trees and 4-24" box trees for a total of 10 trees.

**Recommended action:** To be determined

c) **Presentation by:** Committee

**Case Number:** CF-17-0274

**Project Location:** City of Los Angeles

**Project Description Request:** Proposed Affordable Housing Linkage Fee Ordinance

**Recommended action:** To be determined

- 11) Mapping Update
- 12) DLANC PLUC Monthly Schedule July-September, 2017
- 13) Community Plan Update
- 14) Committee Member Comments and Announcements
- 15) Next Meeting: 8/15/17 – Possible One-Time Venue Change
- 16) 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) <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) <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](mailto:ncsupport@lacity.org) .