



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: July 19, 2016

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	
Eric Garcia	
Michael Delajani	
Simon Ha	
John Swartz	
Lauren Mishkind	
Quinn Tang	

2) Committee Member Introductions

3) Approve Minutes from 4/19/2016

4) Approve Minutes from 6/28/2016

5) Report on 7/12/2016 DLANC Board Meeting concerning items presented by PLUC

6) Declarations of Ex Parte communications

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) Old Business: None

9) New Business:

a) **Presentation by:** Matthew Moore, Complete Wireless Consulting, Inc on behalf of Verizon Wireless

Case Number: ENV-2016-527-EAF, ZA-2016-526-CUW

Project Location: 752 S MAIN ST 90014

Project Description Request: Pursuant to LAMC 12.24 W 49, request for a Conditional Use Permit to install an unmanned Verizon Wireless facility at the above referenced address. The installation includes Verizon Wireless panel antennas and associated to be mounted on the roof and screened from public view.

Pursuant to LAMC 12.21.A 21, Verizon Wireless proposes that the overall height of the facility extend 14' above the rooftop. The requested height is necessary for the overall functionality for the site so that the antennas will not be impeded by the existing 4' parapet that runs along the perimeter of the entire rooftop.

Recommended action: To be determined.

- b) **Presentation by:** Gary Benjamin, Elizabeth Peterson Group

Case Number: ZA-2015-1527-MPA

Project Location: 541 S SPRING 90013

Project Description Request: PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A 2,126 SF RESTAURANT AND A 246 SF COVERED PATIO WITH 34 INTERIOR SEATS AND 10 EXTERIOR SEATS WITH HOURS OF OPERATION FROM 6AM TO 2AM DAILY.

Recommended action: To be determined.

- c) **Presentation by:** Gary Benjamin, Elizabeth Peterson Group

Case Number: ZA-2015-3280-MPA, ENV-2015-3281-CE

Project Location: 1124 S SAN JULIAN ST 90015

Project Description Request: PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW THE SALES AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A 333 SEAT 9,571 SF INTERIOR RESTAURANT WITH AN ADDTL 124 SEATS ON A 1,777 SF OUTDOOR PATIO. REQUESTING LIVE ENTERTAINMENT AND HOURS OF OPERATION FROM 8AM TO 12AM SUNDAY THROUGH THURSDAY AND 8AM - 1AM FRIDAY AND SATURDAY.

Recommended action: To be determined.

- d) **Presentation by:** Jennifer Yakubik

Case Number: ZA-2016-2071-CUB

Project Location: 1000 W WILSHIRE BLVD 90017

Project Description Request: Pursuant to 12.24.W.1, CONDITIONAL USE PERMIT TO ALLOW THE ON-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES

Recommended action: To be determined.

- e) **Presentation by:** MATT DZUREC

Case Number: CPC-2016-1706-VZC-HD-SPR, ENV-2016-1707-EAF

Project Location: 2136 E VIOLET ST 90021

Project Description Request: CONSTRUCTION OF NINE-STORY, 108 FOOT IN HEIGHT BUILDING WITH 90,773 SF OF OFFICE SPACE AND 6,163 SF OF GROUND FLOOR COMMERCIAL SPACE WITH 96,936 SF OF TOTAL FLOOR AREA AND 274 PARKING SPACES.

VESTING ZONE AND HEIGHT DISTRICT CHANGE FROM M3-1-RIO TO M3-2D-RIO PURSUANT TO 12.32.Q; AND SITE PLAN REVIEW PER SECTION 16.05.C.1.A FOR THE CONSTRUCTION OF 96,936 SQUARE FEET OF COMMERCIAL FLOOR AREA.

Recommended action: To be determined.

- f) **Presentation by:** Thea Trindle

Case Number: ENV-2016-2107-EAF , ZA-2016-2106-ZV-CU-CUB

Project Location: 1722 E 16TH ST 90021

Project Description Request: A 8,465 SF RESTAURANT AND LOUNGE THAT WILL INCLUDE A STAGE AND DANCE FLOOR FOR THE PURPOSE OF HOSTING EVENTS WITH LIVE ENTERTAINMENT. THE SITE WILL HOST A MAXIMUM OF 471 SEATS (889 PATRONS) INSIDE

Pursuant to LAMC 12.27 A Zone Variance to permit a 8,465 square foot Dance Hall in the MR2 zone. Pursuant to LAMC 12.24, W-40 A Conditional Use Permit to allow a 8,465 square foot Restaurant and Lounge with a stage and live entertainment in the MR2 Zone.

Pursuant to 12.24, W-1. A Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new 8,465 sq. ft. Restaurant and Lounge (having a stage with live entertainment) with a maximum of 471 seats (or 889 total patrons) inside, and 42 seats outside in a 697 sq. ft. outdoor patio, all with hours of operation from 10:00am-2:00am daily.

Recommended action: To be determined.

g) **Presentation by:** Wil Nieves, M.U.R.P. on behalf of DejaVu Showgirls

Case Number: ZA-2016-1841-CUB, ENV-2016-1842-MND

Project Location: 1800 S MAIN ST 90015

Project Description Request: Déjà Vu cabaret lounge wishes to add the service of full line alcohol to its current operation. The existing nude cabaret would be downgraded to a topless cabaret in order to obtain a full line Type 48 liquor license.

PURSUANT TO LAMC 12.24-W, 1 A CONDITIONAL USE PERMIT TO ALLOW THE SALE, SERVICE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, AS AN ACCESSORY USE, IN CONJUNCTION WITH AN EXISTING 13,430 SF ADULT CABARET CLUB ACCOMMODATING 336 PATRONS WITH PROPOSED HOURS OF OPERATION FROM 11AM TO 5AM EVERYDAY IN THE M2-2-O ZONE.

Recommended action: To be determined.

10) Update on Past Projects

11) Committee Assignments and Objectives

12) Other Committee Member Comments and Announcements

13) Next Meeting: 8/16/16

14) 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 .