



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** August 16, 2016

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

2) Committee Member Introductions

3) Approve Minutes from 7/19/2016

4) Report on 8/9/2016 DLANC Board Meeting concerning items presented by PLUC – 1800 S Main Board Reversal

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: None

8) New Business:

a) **Presentation by:** Bryan Eck, City Planner, Department of City Planning

**Case Number:** N/A

**Project Location:** N/A

**Project Description Request:** Downtown Community Plan Progress Report, Upcoming community outreach.

**Recommended action:** To be determined.

b) **Presentation by:** Lee Rabun, President & Chief Consultant CLR Enterprises, Inc.

**Case Number:** ZA 2016-430-CUB-CUX-CUW ENV-2016-431-EAF

**Project Location:** 414 S Boyd Street #B, Los Angeles, CA 90013

**Project Description Request:** A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with a proposed 6,000 sq. ft. bar with live entertainment and patron dancing; having a seating capacity for 223 patrons; with hours of operation and alcohol sales from 6am to 2am daily, in the M2-2D-0 zone.

Pursuant to L.A.M.C. Section 12.24-W, 1, A Conditional Use Permit to allow the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,000 square-foot lounge/bar at the second floor and at the roof top of an existing building with interior and roof top seating capacity for 223 patrons, having hours of operation and alcohol sales from 6 a.m. to 2 a.m., daily.

Pursuant to L.A.M.C. Section 12.24-W, 18(a), A Conditional Use Permit to allow patron dancing at the second floor (indoors)

Pursuant to L.A.M.C. Section 12.24-W, 34, A Conditional Use Permit to allow a maximum of 15 electronic/mechanical controlled game/video machines at the second floor of the subject building.

**Recommended action:** To be determined.

c) **Presentation by:** Thea Trindle

**Case Number:** ZA-2016-2506-CUB

**Project Location:** 733 S Spring Street, Los Angeles, CA 90014

**Project Description Request:** A Conditional Use Permit to allow the sale of and dispensing of a full line of alcoholic beverages and for on-site consumption and live entertainment (unamplified music) in conjunction with a proposed 7,115 sq. ft. restaurant and mezzanine having 217 seats with a 336 sq. ft. outdoor patio having 26 seats. Proposed hours of operation are 11:00am – 2:00am daily.

Pursuant to 12.24-W.1 A Conditional Use Permit to allow the sale of and dispensing of a full line of alcoholic beverages and for on-site consumption in conjunction with a proposed restaurant and a mezzanine with an outdoor patio and live entertainment (unamplified music) in the C5-4D Zone.

**Recommended action:** To be determined.

d) **Presentation by:** Maxim Kotelevets

**Case Number:** ZA-2016-2665-MPA

**Project Location:** 317 South Broadway C2/B3

**Project Description Request:** Pursuant to 12-24 M Master Plan Approval allowing the sale and dispensing of beer and wine for on site consumption in conjunction with an existing 395 square foot restaurant with 15 counter seats within the Grand Central Market. Proposed hours of operation are 11:00 a.m. to 12:00 a.m. daily.

**Recommended action:** To be determined.

e) **Presentation by:** Gary Benjamin, Senior Planner, Elizabeth Peterson Group, Inc.

**Case Number:** ZA-2016-2478-ZV-CUB-CUX, ENV-2016-2442-EAF

**Project Location:** 1060 S Broadway

**Project Description Request:** 164 room 80,800 sf. hotel w/three restaurant areas, two lounge areas, rooftop pool deck, spa, event space, 164 mini bars, all are to be operated by The Hoxton hotel.

Pursuant to LAMC Section 12.24-W, 1, the applicant is requesting a new Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a change of use of an existing 80,800 sf. commercial office building to an 80,446 sf. hotel with restaurants, lounges, event space, pool deck and spa, with hours of operation of 24 hours daily and alcohol service from 6 AM-2 AM daily, as follows:

1. Alcohol service at the basement level, including: a. 2,909 sf. restaurant, with a 1,105 sf. seating area with 99 interior seats. b. Two portable bars.
2. Alcohol service at the ground floor level, including: a. 3,817 sf. restaurant, with a 1,853 sf. interior seating area with 127 interior seats and a 607 sf. outdoor seating area with 62 outdoor seats. b. 2,926 sf. lounge, with a 1,203 sf. interior seating area with 91 interior seats and a 1,108 sf. outdoor seating area with 120 outdoor seats. c. Five portable bars, including three interior portable bars and two outdoor portable bars.
3. Alcohol service at the second floor level, including: a. 1,934 sf. event space, with 1,233 sf. of meeting rooms with 71 seats. b. Three portable bars.
4. Alcohol service at the roof level, including: a. 2,738 sf. restaurant, with a 1,331 sf. rooftop seating area with 108 outdoor seats. b. 1,646 sf. rooftop pool deck, with 82 outdoor seats. c. 1,776 sf. rooftop lounge, with 113 outdoor seats. d. Six portable bars.
5. 164 in-room alcohol access cabinets (minibars).

Location	Total Floor Area	Total Seats	Indoor	Outdoor	Basement	Restaurant	2,909	99	- Ground Floor Restaurant	3,817	127	62	Ground Floor Lounge	2,926	91	120	Second Floor Event Space	1,934	71	- Rooftop Restaurant	2,738	- 108	2	Rooftop Pool Deck	1,646	- 82	Rooftop Lounge	1,776	- 113	Combined	17,746	388	485	In-room access cabinets	- 164	rooms
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Pursuant to LAMC Section 12.24-W, 18, the applicant is requesting a Conditional Use Permit to allow live entertainment and public dancing within the basement restaurant, ground floor lounge, second floor event space, and rooftop restaurant.

Pursuant to LAMC Section 12.27, the applicant is requesting a Zone Variance for relief from LAMC Section 12.14-A, 1(b)3 to permit uncovered, rooftop dining with live entertainment and dancing in the C2 Zone.

**Recommended action:** To be determined.

- f) **Presentation by:** Ben Rosen, Brendan O'Donnell, Skid Row Housing Trust  
**Case Number:** N/A  
**Project Location:** 649 S Wall St, 401 E 7<sup>th</sup> St  
**Project Description Request:** Follow-up on project generally supported by DLANC on 3/10/15.  
**Recommended action:** To be determined.

- g) **Presentation by:** Ben Rosen, Brendan O'Donnell, Skid Row Housing Trust  
**Case Number:** N/A  
**Project Location:** 519 E 7<sup>th</sup> St  
**Project Description Request:** General support during application process.  
**Recommended action:** To be determined.

9) Committee Member Comments and Announcements

10) Next Meeting: 9/20/16

11) 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) .