



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: September 17, 2019

Meeting Time: 6:30pm

Meeting Location: City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

Contact: Beverly.christiansen@dlanc.com and/or ryan.afari@dlanc.com for more information

Note: This is a joint meeting of DLANC PLUC and DLANC Board

1) Call to Order / Roll Call

Beverly Christiansen – Chair	
Ryan Afari – Co-Chair	
Patti Berman	
Wendell Blasingame	
Michael Delijani	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	
Tanner Blackman	
Noam Rosenthal	

2) Committee Member Introductions

3) Approve Minutes from 8/20/19

4) Report on 9/10/19 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) Committee Member Comments

8) New Business

- a) **Presentation by:** Hamid Behdad
Case Number: APCC-2019-1381-SPE-SPP
Project Location: 400 S Broadway – Perla

Project Description: Two Roof signs and one Blade sign, ALL per Broadway Signage Ordinance.

Project Request: Project Permit Compliance Approval, as well is an EXCEPTION from the Broadway Sign Ordinance (due to a technical ambiguity in the ordinance!)

Recommended action: To be determined.

- b) **Presentation by:** Nick Leathers, EPG
Case Number: CPC-2019-2349-ZC-CUB-CUX
Project Location: 402 - 408 S Spring
Continental Hotel

Project Description: Renovation and change of use to a commercial hotel containing 140 guestrooms, and restaurant, bar, and related hotel spaces, on the basement, ground floor, 2nd, 12th, and penthouse levels, also with a rooftop bar, terrace, and dining area.

Project Request(s): Pursuant to LAMC section 12.32.q, a zone change from [q]C4-4d to C2-4d to amend the q condition on the site to allow for a building height greater than 150 feet. Pursuant to LAMC section 12.24.1, a conditional use permit for the sale and dispense of a full line of alcoholic beverages for on-site consumption, featuring live entertainment, in conjunction with a proposed basement bar/lounge, a ground floor hotel lobby, bar and restaurant, a mezzanine dining area, a second-floor with pre-function, banquet and meeting rooms; a twelfth-floor bar/lounge, and a rooftop bar and outdoor dining area, and hotel room controlled-access liquor cabinets. Pursuant to LAMC section 12.24.w18, a conditional use permit to permit public dancing on the premises.

Recommended action: To be determined.

- c) **Presentation by:** Kate Bartolo
Case Number: Not Filed Yet
Project Location: 828 S Main
Jason's Spirits

Project Description: A Conditional Use Permit to allow the sale of a full line of alcoholic beverages for:

- Off-site consumption, in conjunction with the relocation of an existing gourmet wine, beer and spirits and convenience store to a nearby free-standing two-story building, with the store located on the building's ground floor and including 2nd floor offices, and on-site consumption in conjunction with a new tasting room/special event space, located on the premises' second floor, and which includes a 166 square foot stage for acoustic-only live entertainment.

Project Request(s): LAMC 12.24 W 1: A Conditional Use Permit to allow the sale of a full-line of alcohol for off-site consumption, in conjunction with a 6,364 square foot gourmet alcohol and convenience store, including an existing 191 square foot loading bay; and to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an ancillary 1,339 square foot tasting room/special event space, comprised of 46 seats in the tasting room/bar and a 17 seat private special event space, totaling a maximum 63 seats, and including a 144 square foot stage for episodic acoustic-only live entertainment; with store hours from 6am-2am daily, tasting room/special event space hours of 11am-2am daily, with 5pm-2am hours Monday-Friday and 11am-2am, Saturday and Sunday for live entertainment.

Recommended action: To be determined.

- d) **Presentation by:** Nick Leathers, EPG
Case Number: ZA 2019 4392 MPA
Project Location: 755 S Spring Street

Project Description: Master Plan Approval for the service of a full line of alcoholic beverages for on-site consumption in conjunction with a 4867 sf restaurant with 98 seats inside and 39 seats on a 954 s.f. on-site uncovered patio, with hours of operation from 6 am – 12 am daily, in the C5-4D zone. A Master CUB was approved for the sale of alcohol at a variety of restaurant spaces at the ground floor of the mixed-use project at 755 S Spring Street. The Master CUB, Case No ZA 2018-4343-MCUB, was approved on January 14, 2018. True Food Kitchen will be occupying several of the spaces approved in that grant.

Project Request(s): None.

Recommended action: To be determined.

- e) **Presentation by:** Ben Rosen
Case Number: CPC-2017-589-GPAJ-VZCJ-HD-SPR, VTT-74864, ENV-2017-615-SCEA
Project Location: 600 - 628 S. San Pedro Street
611 - 615 S. Crocker Street
518- 522 E. 6th Street

Project Description: A mixed-use project consisting of a 22-story tower and 6-story retail and parking building including 302 residential dwelling units (298 designated Restricted Affordable) and 53,905 SF of commercial uses.

Project Request(s): General Plan Amendment, Zone Change, Height District Change, Measure JJJ Developer Incentives, Site Plan Review, Vesting Tentative Tract Map, See Attachment A for more details on each request

Recommended action: To be determined.

- f) **Presentation by:** LoGrande & Co.
Case Number: ZA-2019-2554-CUB
Project Location: 718 S Hill

Project Description: A conditional Use Permit to allow the on-site consumption of a full line of alcohol beverages in conjunction with a restaurant with 180 interior seats, 19 exterior patio seats, and 130 roof deck seats in the C5-4D zone.

Project Request(s): Approval of a CUB for onsite consumption of a full line of alcoholic beverages in conjunction with a restaurant.

Recommended action: To be determined.

g) Projects Pending – missing information:

- i) 425 S Los Angeles
- ii) 429 E 11th
- iii) 707 S Grand
- iv) 333 S Figueroa – LA Grand Hotel

9) PLUC Committee Coordination

- a) Minute Taking
- b) Preparing letters
- c) Project map update

10) Committee Member Comments

11) Proposed delivery dates – Minutes & Motions 9/30/19, Letters 10/4/19

12) Next Meeting(s): 10/15/19 & 11/19/19

13) Future Items:

- LA Grand Hotel
- 202 W 1st - Onni Times Square

14) Committee Member Comments and Announcements

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.

PUBLIC ACCESS OF RECORDS/POSTINGS: 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 Downtown Los Angeles 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) 978-1551 or email ncsupport@lacity.org.