



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** January 17, 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	
Eric Garcia	
Michael Delajani	
Simon Ha	
John Swartz	
Lauren Mishkind	
Quinn Tang	

2) Committee Member Introductions

3) Approve Minutes from 12/20/2016

4) Report on 1/10/2017 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) Old Business:

a) **Presentation by:** Sassan Masserat

**Case Number:** ZA 2015-3803 (ZAD), ENV 2015-3804-CE

**Project Location:** 537 S Ceres Ave, Los Angeles, CA 90013

**Project Description Request:** To convert existing manufacturing/warehouse to "Joint Living and Working Quarters"

Pursuant to LAMC code sections 12.19 and 12.24X13 requesting the zoning administrator upon application, permit Joint Living and Work Quarters in M2-2D Zone.

**Recommended action:** Per board action on 11/9/16, applicant will notify when they have an update on outreach and budget.

8) New Business:

a) **Presentation by:** Margaret Taylor

**Case Number:** ENV-2016-4299-CE, ZA-2016-4298-CUB

**Project Location:** 400 W 8<sup>th</sup> Street, Unit 3, Los Angeles, CA 90014

**Project Description Request:** A Conditional Use Permit to allow for the on-site consumption of beer and wine in conjunction with a proposed 2,276 square-foot restaurant with 83 indoor seats within a vacant 7,759 square foot Night-Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm daily.

Pursuant to LAMC Section 12.24 W 1 A Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,276 square foot restaurant with 83 indoor seats within a vacant 7,759 square-foot Night Club / Restaurant. Proposed hours of operation are from 11:00 am – 11:00 pm, 7 days/week.

**Recommended action:** To be determined

b) **Presentation by:** Kate Bartolo

**Case Number:** ENV-2016-3893-CE, ZA-2016-3892-ZAA

**Project Location:** 701 S. Hill (701, 715 S. Hill St. / 400-406 w. 7<sup>th</sup> St.)

**Project Description Request:** Conversion to residential apartments with commercial retail on ground floor.

Pursuant to LAMC Section 12.28, 12.22-A,26(i)(1) Zoning Administrator's Adjustment to all(ow) an average dwelling unit size of 660 square feet in lieu of the allowable average 750 square foot standard required for new dwelling units, a 12% reduction in minimum unit size, in conjunction of the adaptive reuse of a 17 story building

**Recommended action:** To be determined

c) **Presentation by:** Teri Dickerhoff

**Case Number:** ENV-2016-3026-CE, ZA-2016-3015-ZV

**Project Location:** 110 W 11<sup>th</sup> Street, Los Angeles, CA 90015

**Project Description Request:** Change of Use from storage to Retail/Restaurant/Commercial in the basement of a commercial building, see attached (posted documents).

To allow zero parking space in lieu of the required 5 parking spaces.

**Recommended action:** To be determined

d) **Presentation by:** Jim Ries

**Case Number:** CPC-2016-3479-GPA-VZC-DB-SPR, ENV-2016-3480-EAF, VTT-74564

**Project Location:** 2110 2130 E. Bay Street, 2141 E. Sacramento Street

**Project Description Request:** Proposed project will have 110 Live/Work dwellings, with 50,848 sq. ft. of retail and restaurant space and 113,350 sq. ft. of office A 11% of the projects based density will be very low income Restricted Affordable units.

From Attachment "A":

- (1) Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendments to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units ("LW"), 1% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial space 113,350 square feet of creative office space. The Amendments include
  - a) To revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial.
  - b) The deletion of Community Plan Footnote's 1 and 6 from the Industrial land use category to accommodate a "2" Height District in the CM zone.
- (2) Pursuant to L.A.M.C. Section 12.32 F and Q, the Applicant requests approval of a Vesting Zone and Height District change from M3-1-RIO (Heavy Industrial Zone) to CM-2-RIO (Commercial Manufacturing Zone in Height District 2) to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units ("LW"), 11% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space.
- (3) Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings.
- (4) Pursuant to California Government Code Sections 66473.1 AND 66474 (Subdivision Map Act) and LAMC, Section 17.00 of Article 7 (Division of Land), the Applicant requests approval of a Vesting Tentative Tract Map to merge all lots into one development site.
  - a) The request includes an 11% reduction in the CM lot area requirements (1 per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area;
- (5) 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, excavation, shoring, grading, foundation, building, and tenant improvements.

**Recommended action:** To be determined

e) **Presentation by:** Anne Williams

**Case Number:** CPC-2016-3824-GPA-VZC-HD-MS-SPR, ENV-2016-3825-EAF, VTT-74640

**Project Location:** 1100- 1146 ½ South Main Street: 106-112 East Eleventh Street Los Angeles, CA 90015

**Project Description Request:** The project involves the construction of an 8-story mixed-use building that includes 7 stories of residential use over 1 level of parking and retail/lobby/leasing. The project includes 3 levels of underground parking. (See attached (posted) "Project Description")

- (1) Pursuant to L.A.M.C. Section 17.01, A one-lot subdivision Vesting Tentative Tract Map No. 74640 for merging purposes.

- (2) Pursuant to L.A.M.C. Section 16.05, Site Plan Review for a project that results in increase of 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 11.5.6 General Plan Amendment to the Central City Community Plan from “Light Manufacturing” to “Regional Center Commercial” with a zone change to C2-4D.
- (4) Pursuant to L.A.M.C. Section 12.32 Q Vesting Zone Change and Height District Change from M2-2D to C2-4D, to allow for development of the site as proposed with a D limitation of 5.3:1 FAR.
- (5) Pursuant to L.A.M.C. Section 12.21 G (3), 12.21 (G)2 Director’s Decision for 10% reduction in open space.

**Recommended action:** To be determined

f) **Presentation by:** Anne Williams

**Case Number:** CPC-2016-3808-VZC-CDO-SPR, VTT-74320

**Project Location:** 213 S. Spring Street, 200-210 S. Broadway, 232-238 W 2<sup>nd</sup> 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:** To be determined

g) **Presentation by:** Norberto Nardi

**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(t) units and 167 parking spaces. Zo(n)ing (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

h) **Presentation by:** Hamid Behdad

**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/comme(e)rcial, 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

- 9) Proposed Support Letter format Change
- 10) Meeting Venues
- 11) Committee Member Comments and Announcements
- 12) Next Meeting: 2/21/17
- 13) 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) .