



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: November 15, 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 10/18/2016

4) Report on 11/9/2016 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications

6) Meetings and quorum update

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:

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: To be determined.

8) New Business:

a) **Presentation by:** Margaret Taylor

Case Number: ZA-2014-1149 MCUP CUX

Project Location: 700 W 7th Street Unit S440

Project Description Request: Tenant Improvement for new fine dining restaurant and bar with hours of operation and on- and off-site alcohol sales from 11:30 am to 2:00 am, 7 days/week and live entertainment DJ Booth 1st floor lounge and small bands on 2nd floor as needed for private events.

As allowed under Section 12.24-M of the Los Angeles Municipal Code, and pursuant to Condition 7 of ZA 2014-1149 MCUP CUX, the applicant is requesting the Conditional Use Permit (Master Plan Approval) to permit the on-site and off-site sale of a full line of alcoholic beverages in conjunction with the operation of a 7,825 square-foot, 383-seat restaurant with hours of operation and alcohol sales from 11:30 am – 2:00 am, 7 days/week.

Recommended action: To be determined.

b) **Presentation by:** Mark Levun

Case Number: ZA 2016-4203

Project Location: 920-928 W James W Wood Blvd; 908-912 S Georgia Street

Project Description Request: Proposed 247-room hotel in 18-story tower with retail, food service, hotel amenities, alcohol service, and associated parking, back of house and related facilities.

1. Pursuant to L.A.M.C. Section 14.5.7, a Transfer of Floor Area Rights (TFAR) for a maximum of 49,999 square feet of floor area;

2. Pursuant to L.A.M.C. Section 16.05.C.1 (b), Site Plan Review for the construction of a maximum of 247 hotel guest rooms;

3. Pursuant to L.A.M.C. Section 12.24.W.1, a Conditional Use Permit for on-site sale and consumption of a full line of alcoholic beverages at the following locations within the hotel:

a. Hotel lounge and bar located on the ground level open to the public; and

b. Various locations within the hotel programmed exclusively for hotel guests, including

-within in-room cabinets in the 247 hotel rooms;

-in the 2nd story coffee house restaurant; and

-on the rooftop pool deck.

Recommended action: To be determined.

c) **Presentation by:** Jamie Poster

Case Number: DIR-2016-2476-TDR-SPR, VTT-74276, ENV-2016-2477-EAF

Project Location: 1370-1374, 1410-1416 S. Flower Street

Project Description Request: The Applicant proposes new construction of a 7-story mixed-use development with up to 152 dwelling units (incl. 5 live/work) 1,184 square feet of ground floor commercial uses with 2 levels of subterranean parking or up to 147 dwelling units and 6,741 square feet of ground floor commercial uses.

1. Pursuant to LAMC Section 17.01, the Applicant respectfully requests approval of Vesting Tentative Tract Map No. 74278 to permit merger of the subject parcels and the creation of one ground lot containing either 152 residential units, including 5 ground floor live/work units totaling 5,557 square feet of ground floor commercial/retail space/restaurant space, necessary to facilitate the development of a mixed-use project as defined below.

2. Pursuant to LAMC Section 14.5.7, the Applicant respectfully requests approval of a transfer of floor Area ("TFAR") for transfer of less than 50,000 square feet (i.e. 28,591.1 square feet maximum) in order to construct the floor area necessary for a creative mixed-use project consistent with similar adjacent development projects.

3. Pursuant to LAMC Section 16.05, the Applicant requests the approval of Site Plan Review for a project creating more than 50 residential units.

Pursuant to various sections of Los Angeles Municipal Code, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: demolition, excavation, shoring, grading, foundation, haul route, building and tenant improvements.

Recommended action: To be determined.

9) Committee Member Comments and Announcements

10) Next Meeting: 12/20/16

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> , 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 .