



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: December 20, 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 11/15/2016

4) Report on 12/13/2016 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) Speakers:

a) Shane Phillips, Project Director, Los Angeles Streetcar – New Downtown Community Plan

8) Old Business:

a) **Presentation by:** None

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, expecting update on outreach and budget in January

b) **Presentation by:** None

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: Follow up for 7/19/16 meeting. Location determined not to be structurally sound. Seeking feedback on other locations.

c) **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: Review design changes from 11/15/16 presentation. To be determined.

9) New Business:

a) **Presentation by:** Tanner Blackman

Case Number: CPC-2016-3683-GPA-VZC-HD-SPR, ENV-2016-3685-EAF, VTT-74444

Project Location: 212-230 E. 7th Street, 701-739 S. Maple Avenue

Project Description Request: A mixed-use project consisting of up to 452 residential units and approximately 13,655 square feet of commercial.

- 1) Pursuant to Charter Sections 555, 556 and Los Angeles Municipal Code (“LAMC”) Sections 11.5.6 and 12.32, a General Plan Amendment to change the land use designation in the Central City Community Plan from Limited Manufacturing to Community Commercial; and to amend the Community Plan Map to exempt the project from the provisions of Footnote 2.
- 2) Pursuant to Charter Sections 556, 558 and LAMC Sections 12.32.Q, a Vesting Zone Change to change the zone designation from M2 to C2.
- 3) Pursuant to Charter Sections 556, 558 and LAMC Section 12.32.F, a Height District Change to change the height from “2D” to “2” to permit a total floor area of 6 times the buildable area of the lot.
- 4) Pursuant to LAMC Section 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
- 5) Pursuant to LAMC Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map No. 74444 (VTT-7444) for the merger and resubdivision of the site into a single ground lot (Lot 1) and twelve (12) airspace lots, and to merge 12 feet of previously dedicated land, at a length of approximately 132 feet and 70 feet, along Maple Avenue, consistent with the standards identified in the Mobility Plan 2035.

- a. The Applicant also requests that the proposed haul route be approved concurrent with the Vesting Tentative Tract Map.

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

Recommended action: To be determined

b) Downtown DASH Priorities

Presentation by: Patti Berman and John Swartz

Recommended action: To be determined

10) Committee Member Comments and Announcements

11) Next Meeting: 1/17/17

12) 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 .