



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: October 17, 2017

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 – Start at 6:40om

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	N
Michael Delajani	N
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

2) Approve Minutes from 9/19/17

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Abstain
Lauren Mishkind	Absent
Quinn Tang	Abstain

Vote Count: Yes: 5; No: 0, Abstention: 2; Absent: 3, Recused: 0

OUTCOME: Motion Passes

3) Report on 10/10/17 DLANC Board Meeting concerning items presented by PLUC – 1234 W. Wilshire Continuance.

4) Open Committee Seat: 2 people expressed interest in attendance

5) New Business

a) **Presentation by:** Valerie Sacks / Valerie@LiquorLicense.com

Case Number: ZA 2017 3583-MPA off of ZA-2017-582-MCUP

Project Location: 1122 West 6th Street, Los Angeles, CA 90017

Project Description Request: Application for a Plan Approval for on-site sales of a full line of alcohol to serve alongside meals at a forthcoming 3,193 s.f. restaurant with 78 seats – 60 seats indoor and 18 seats on a 260 s.f. outdoor patio area, all within the CW zone.

Pursuant to LAMC 12.24 M, a Plan Approval for the sale and/or service of a full line of alcohol in a 78-seat, 3,193 s.f. restaurant w/an additional 18 seats on a 260 s.f. outdoor patio and hours of operation from 9 a.m. – 11 p.m. daily in the CW zone.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's requests in Planning Case No. ZA 2017 3583-MPA off of ZA-2017-582-MCUP.

Presented by: Scott Bytof

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Maria Impala / maria@aralicense.com

Case Number: ZA-2012-721-CUB-PA1

Project Location: 845 S. Figueroa St., Los Angeles, CA 90017

Project Description Request: Plan Approval to allow the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 license in conjunction with an existing 21,122 sq. ft. market. Hours of operation 6:00am-10:00pm daily. The application is also looking to remove condition #37 in ZA-2012-0721-(CUB).*

Per LAMC Section 12.24-W,1 requesting a plan approval to allow continued sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing 21,122 sq.ft. Smart and Final Market. Hours of operation and alcohol sales will be 6:00am to 10:00pm, daily. The applicant is also requesting to remove condition #37 in ZA 2012-0721 (CUB).*

**37 (from 1/3/13 Determination Letter) Beer and malt liquor regardless of container size shall not be sold in units of less than a six pack.*

<http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/NWFkM2IzNWYtYzI0Yi00Y2M4LWFmYmtOWI5ZmNhZjYyNWE3O>

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2012-721-CUB-PA1.

Letter of support for the removal of condition #37 in ZA 2012-0721 (CUB) is conditioned on Applicant providing at minimum of one full time on-site security guard during business hours and allowing for no single sales of 40 oz beverages, nor breaking multiple beer packages into single sales.

Presented by: John Swartz

Seconded by: Quinn Tang

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8, No: 0; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** Jim Ries / jim@craiglawson.com

Case Number: ZA-2017-3453-MPA off of ZA 2017-582 (MCUB)

Project Location: 1120 W 6th Street, Los Angeles, CA 90017

Project Description Request: Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Plan Approval pursuant to the Master Conditional Use Permit Beverage (“Master CUB”) application to permit the sale of a beer and wine, for off-site sales in conjunction with the proposed 16,500 square feet of retail grocery market (the “Grocery Outlet”) in the approved mixed-use project.

Pursuant to LAMC Sec. 12.24M Plan Approval for off-site sales of beer and wine pursuant to pending Master CUB ZA 2017-582 (MCUB).

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2017-3453-MPA off of ZA 2017-582 (MCUB).

Presented by: Quinn Tang

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y

Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- d) **Presentation by:** Donna Shen Tripp / donna@craiglawson.com
Case Number: DIR-2017-4-TDR-SPR , ENV-2017-5-EAF , VTT-74220
Project Location: 1334-1356 S. Flower Street, Los Angeles, CA 90015
Project Description Request: New construction of a 7-story mixed-use building with 177 dwelling units (incl. 6 joint live/work) and approx. 2,500 square feet of commercial use OR 171 dwelling units and approx. 8,800 square feet of commercial use with 3 levels of subterranean parking.

1. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of a Site Plan Review for a development project, which creates, or results in an increase of 50 or more dwelling units.
2. Pursuant to L.A.M.C. Section 14.5.7, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) of less than 50,000 square feet (i.e. 35,557 square feet) in order to provide the project with adequate floor area necessary for a creative mixed-use project.
3. Pursuant to L.A.M.C Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. 74220) to merge seven lots into a single lot for the construction of either 177 residential units, including 6 ground floor joint live/work units totaling 6,300 square feet, and 2,500 square feet of ground floor commercial/retail space, or the development of 171 residential units above 8,800 square feet of ground floor commercial retail space, necessary to facilitate the development of a mixed-use project as defined below.

There were 3 public comments in support of project.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case Nos. DIR-2017-4-TDR-SPR , ENV-2017-5-EAF , VTT-74220. PLUC encourages Applicant to reconsider proposed program and design at ground floor, consider relocating tenant amenities to the ground level to activate the sidewalk, ground floor and provide more prominence to the main entry.

Presented by: Patti Berman

Seconded by: Scott Bytof

Scott Bytof - Chair	Y
Patti Berman	Y

Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0 ; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

e) **Presentation by:** Steve Catalano / scatalano@kindelgagan.com

Case Number: ZA-2007-3999-CUB-CUX-PA1

Project Location: 1038 S. Hill Street, Los Angeles, CA 90015

Project Description Request: Continued use of the historic Mayan Theater as a nightclub with live entertainment and dancing as originally approved in 1988 with floor area of approx. 24,600 sq. ft. and a max occupancy of 1,492 persons. Continuous use since 1988.

Pursuant to LAMC 12.24 C and with relief from 12.24 W.1 & 18.(a) To allow the continued use of the historic Mayan Theater as a nightclub featuring dancing and live entertainment and the serving of alcoholic beverages as originally approved in case ZA-1988-0826-CUB/CUX and most recently continued under ZA-2007-3999-ZV (aka CUB-CUX).

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2007-3999-CUB-CUX-PA1. Letter of support is conditioned such that the Applicant must return to present at PLUC when applying for a plan approval if there is a change of operator.

Presented by: Robert Newman

Seconded by: John Swartz

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

f) **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com - Nick Butters

Case Number: ZA-2017-3022-CUB-CUX

Project Location: 110-124 E. 2nd Street and 220-226 S. Main Street, Los Angeles, CA 90012

Project Description Request: CUP to allow continued full-line alcoholic beverages in conjunction with existing restaurant*, event space, and café/gallery Live entertainment (amplified music not past 10p outdoors) and public dancing in event space only. *Restaurant will have on-site & off-site consumption with Type 47 ABC license.

Pursuant to the Los Angeles Municipal Code Section 12.24 M, the applicant is requesting a new Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and sale of beer and wine for off-site consumption within:

- 9,652 square-foot restaurant with live entertainment and public dancing, and
- 35,216 square-foot event space with live entertainment and public dancing, and
- 2,614 square-foot café/gallery with live entertainment (no public dancing).

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2017-3022-CUB-CUX.

Letter of support is conditioned such that the Applicant must return to present at PLUC when applying for a plan approval if there is a change of operator.

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- g) **Presentation by:** Andrew Dutton / adutton@mackurban.com and Peter Emerson / pemerson@rchstudios.com

Case Number: NA

Project Location: 1120 S. Grand Ave, Los Angeles, CA 90015

Project Description Request: South Grand Park

Recommended action:

No action taken. Presentation to be voted on at DLANC Board Meeting on November 14th.

- 6) Meeting Adjourned at 9:30pm

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) 978-1551 or email ncsupport@lacity.org .