



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: November 20, 2018

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 at: 6:39pm / Roll Call

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

2) Committee Member Introductions

3) Approve Minutes from 10/16/18

Presented by: Beverly Christiansen

Seconded by: John Swartz

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Abstain
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 6; No: 0, Abstention: 1; Absent: 4, Recused: 0

OUTCOME: Motion Passes

4) Report on 11/13/18 DLANC Board Meeting concerning items presented by PLUC – Patti Berman

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) Old Business - Los Angeles Times Mirror Headquarters Update – Patti Berman

9) New Business

a) DTLA 2040 - John Swartz (30 minutes)

- Land Use: (Proposed DTLA 2040 Neighborhood Zones and Density / FAR Guidelines/ Affordable Housing)
- Opportunity Corridors (zoning density along corridors)

1) Does the committee generally support the proposed adoption of the “Downtown” Zoning Code (unique to downtown.)

2) Does the committee generally support the proposal to increase FAR / density near transit and maximize infill development?

3) Does the committee generally support the elimination of single-use zoning for most of downtown (allowing for mixed-use development)?

4) Does the committee have any specific comments related to the boundaries or FAR limits for any district?

5) Are the proposed district FAR guidelines in line with the opportunity corridors vision? (I.e. Build-off already active corridors, invest in corridors that require attention, and strengthen fragmented east-west corridors.)

6) Does the proposed “production” district achieve the intended desire of “keeping the light on for industry”?

7) Does the committee support the expansion of the Hybrid Industrial District?

Recommended action: Recommend DLANC board submit a letter in generally support of the proposed adoption of the “Downtown” Zoning Code, and baseline FAR but suggest increasing the maximum FAR in all downtown districts to increase incentives for developers and to look at transit corridors and where they may be expanded to increase baseline FAR.

b) **Presentation by:** Jonathan Lonner / jlonner@burnsbouchard.com, Sara Hernandez / Sara.Hernandez@dlapiper.com

Case Number: ZA-2008-2464-CUB-ZV-PA1

Project Location: 1050 South Hill Street Los Angeles, CA Los Angeles, CA 90015

Project Description Request: An approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing) and the continued sale of a full line of alcoholic beverages for on-site consumption for all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.

Per LAMC 12.24 M, an Approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing), and the continued sale of a full line of alcoholic beverages for on-site consumption all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.

Request for Modification of Condition No. 30 of Case No. ZA-2008-2464-CUB-ZV-PA1
 Request for Modification of Condition No. 39 of Case No. ZA-2008-2464-CUB-ZV-PA1
 Request for Modification of Condition No. 54 of Case No. ZA-2008-2464-CUB-ZV-PA1

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No ZA-2008-2464-CUB-ZV-PA1. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should ownership/tenant change. Additionally, encourage applicant to hire locally, incorporate more lighting along street front and coordinate with neighboring entertainment venues for queuing.

Presented by: Simon Ha
Seconded by: Michael Delijani

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- c) **Presentation by:** Wil Nieves / nievesasoc@aol.com
Case Number: PAR-2018-2047-CUB, ZA-2014-1422-CUB
Project Location: 2000 E Olympic Blvd Los Angeles, CA 90021
Project Description Request: A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 2,372 square foot restaurant with 64 interior seats, with a 400 square-foot uncovered patio with 40 outdoor seats, featuring limited live entertainment such as a five piece mariachi band, with hours of operation from 4:00 a.m. to 10:00 p.m. daily.

Pursuant to LAMC Section 12.24-W,1 – A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 2,372 square-foot restaurant with 64 interior seats, with a 400 square foot uncovered outdoor patio with 40 outdoor seats, featuring limited live entertainment such as a five piece mariachi band.

Pursuant to LAMC Section 12.24-W,27 – A Conditional Use Permit to allow a deviation from Mini-Shopping Center regulations for hours of operation from 4:00 a.m. to 10:00 p.m. daily, in lieu of 7:00 a.m. to 11:30 p.m. daily.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No PAR-2018-2047-

CUB, ZA-2014-1422-CUB. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should ownership/tenant change.

Presented by: Beverly Christiansen

Seconded by: Wendell Blasingame

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Brett Engstrom / engstromplanning@gmail.com

Case Number: ZA-2018-0532-CUB, ZA-2018-0533-CE

Project Location: 643 S Olive St Los Angeles, CA 90014

Project Description Request: Pursuant to LAMC Section 12.24W 1 - Conditional Use Permit to allow a full line of alcoholic beverages in conjunction with a proposed 6,352 sq. ft. restaurant/lounge with 216 indoor seats and hours of operation from 10AM – 2AM daily.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No ZA-2018-0532-CUB, ZA-2018-0533-CE. Letter of support is conditioned on the request for the operator/tenant to present project to PLUC once identified.

Presented by: Wendell Blasingame

Seconded by: Michael Delijani

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- e) **Presentation by:** Veronica Becerra / vbcommercial@verizon.net

Case Number: ZA 2018-4369-MCUP ZA-2018-5956-MPA

Project Location: 700-746 S. Los Angeles Street Los Angeles, CA

Project Description Request: A Plan Approval Permit to allow the sale and dispensing of beer and wine and full line of alcoholic beverages for on-site consumption in conjunction with 475 square food vendor located within a 21,987 square foot court featuring 21 vendors and 2 common areas totaling 4,774 square feet with 512 indoor seats and a patio and courtyard totaling 8,188 square feet with 158 outdoor seats and proposed hours of operation from 7:00 a.m. to 2:00 a.m., daily in the M2-2D Zone.

The site is located in the Central City Community Plan Area, with a designated General Plan Land Use of Light Manufacturing located within the ZI-2174 East Los Angeles State Enterprise Zone.

Site location is part of a group of buildings located in the garment district and consists of approximately 2.19 acres developed with multi story affordable and market rate live work units in an M2-2 Zone with ground floor retail and restaurant space as a unified adaptive reuse project.

Pursuant to LAMC Section - 12.24-M - A Plan Approval to allow the sale and dispensing for a full line of alcoholic beverages for on site consumption, per LAMC 12.24-W.1, to allow the sale and dispensing for full line of alcoholic beverage for on-site consumption in conjunction with a 475 sq. ft. vendor space within an existing 21,987 sq. ft. food court featuring 21 vendors and 2 common areas totaling 4,774 square feet, with 512 indoor seats and a patio and courtyard totaling 8,188 square feet, with 158 outdoor seats and proposed hours of operations from 7:00 a.m. to 2:00 a.m., daily in the M2-2D Zone.

Recommended action: continued to next meeting.

- f) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com

Case Number: ZA-2018-6676-CUB

Project Location: 222 S Main St Los Angeles, CA 90007

Project Description Request: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a proposed 3,411 S.F. restaurant with 2,386 s.f interior and 49 seats, 611 s.f. uncovered patio onsite with 10 seats, 142 s.f. uncovered patio onsite with 16 seats within a shared easement with the adjacent property owner, and 272 s.f. uncovered patio in the public right of way with 16 seats and having the hours of operation from 6:00 a.m. to 12:00 a.m. daily, in a C2-4D and C2-4D-CDO Zone.

A Conditional Use Permit, pursuant to LAMC 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a proposed 3,411 S.F. restaurant with 2,386 s.f. interior and 49 seats, 611 s.f. uncovered patio onsite with 10 seats, 142 s.f. uncovered patio onsite with 16 seats within a shared easement with the adjacent property owner, and 272 s.f. uncovered patio in the public right of way with 16 seats.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's request in Planning Case No ZA-2018-6676-CUB. Letter of support is conditioned on the request for the operator/tenant to come back and present project to PLUC should ownership/tenant change.

Presented by: Michael Delijani

Seconded by: Simon Ha

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

g) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com

Case Number: ZA 2018 6173 MPA

Project Location: 801 S Olive St Los Angeles, CA 90015

Project Description Request: Master Plan Approval to allow the sale and full line of alcoholic beverages for onsite consumption with an existing 3665 s.f. restaurant w/ 51 interior seats, 368 s.f. covered patio w/ 24 seats & 277 s.f. uncovered patio in the R.O.W. w/ 24 seats & hours of operation from 11:30 am – 10:30 pm, daily in a C2-4D zone.

Pursuant to L.A.M.C. Section 12.24 M, the Applicant requests a Master Plan Approval for the sale and/or dispensing of alcohol for on-site consumption in connection with a forthcoming 3,665 s.f. restaurant with 99 total seats (51 indoor seats and 48 exterior patio seats) and a 645 s.f. patio area (368 s.f. on-site and 277 s.f. on the public right of way) and hours of operation from 11:30 a.m. to 10:30 p.m. daily in the C2-4D zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No ZA 2018 6173 MPA. Letter of support is conditioned on a 6’, linear and direct path of travel is maintained between the inside of the tree well and outside boundary of the designated dining space to adhere to the Downtown Design Guidelines, and for the operator/tenant to come back and present project to PLUC should ownership/tenant change.

Presented by: Simon Ha

Seconded by: John Swartz

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

h) **Presentation by:** Liliger Damaso / Lili@liquorlicenseagents.com

Case Number: ZA-2018-5322-CUP

Project Location: 425 W 8th St Los Angeles, CA 90014

Project Description Request: A Conditional Use Permit, pursuant to LAMC 12.24 W.1 - A request to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,793.47 sq. ft. bar in the basement floor, with 205 indoor seats with daily operating hours from 4:00 p.m. daily to 2 a.m., daily in the C5-4D zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No ZA-2018-5322-CUP. Letter of support is conditioned on the operator/tenant come back to PLUC and present project should ownership/tenant change.

Presented by: John Swartz

Seconded by: Beverly Christianse

Scott Bytof – Chair	Absent
Patti Berman	Yes
Ryan Afari	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- 10) Proposed delivery dates – Minutes 11/23, Motions 11/30 and Letters 12/6
- 11) Committee Member Comments and Announcements
- 12) Next Meeting: 12/18/18

Potential Items for 12/18:

- 333 S Figueroa – L.A. Grand Hotel
- 222 W 2nd ([Old Business](#))
- 218 W 5th
- 550 S Flower
- DTLA 2040 –
 - 3) Mobility (Transit, Parking, Complete streets)
 - 4) Public Realm (Streets, Parks, Open space)

13) Sci-Arc Students Mock Presentation

14) Adjourn at 10:12pm

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.