



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: June 18, 2019

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	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	No
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes
Audrey von Ahrens	Yes

2) Approve Minutes from 5/21/19

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

Vote Count: Yes: 8, No: 0, Abstention: 2; Absent: 1, Recused: 0

OUTCOME: Motion Passes

3) New Business

a) **Presentation by:** Tari Kuvhenguhwa / tari@fedesignandconsulting.com

Case Number: ZA-2013-3476-CUB-PA1

Project Location: 525 W 7th St Los Angeles, CA 90014

Project Description Request: The continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 3,367 square foot restaurant with 88 seats and an existing 79 square foot outdoor patio with 5 outdoor seats in the C2-4D zone. Hours of operation are proposed from 10:00 a.m. to 2:00 a.m. daily.

The Applicant requests to modify No. 7 of Case No. ZA-2013-3476-CUB to redistribute 10 seats from the ground floor to the mezzanine and to extend the hours of operation of the existing patio from 10 a.m. to 12:00 a.m. daily to 10:00 a.m. to 2:00 a.m. daily, with the patio door closing at 12:00 a.m. midnight daily.

The Applicant requests to modify Condition No. 12 of Case No. ZA-2013-3476-CUB to allow disc jockeys in addition to the existing live entertainment that is permitted indoors and to allow 4 electronic, coin-operated games, a shuffleboard table, and a ping pong table.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant's request in Planning Case No. ZA-2013-3476-CUB-PA1. Support is conditioned on the following:

1. Request for the owner/operator to come back and present to PLUC should ownership/tenant change.
2. The exterior patio door will be closed at 10pm during weeknights and 12am on weekends.

Presented by: John Swartz

Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	No
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes
Audrey von Ahrens	Absent

Vote Count: Yes: 8, No: 1, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Kate Bartolo / kate@katebartolo.com

Case Number: ZA-2019-232-CUB

Project Location: 208 W. 8TH Street, Suite A Los Angeles, CA 90014

Project Description Request: New CUB, full line alcohol for sit-down restaurant, gr. fl., mezzanine, w/uncovered sidewalk seating, totaling 4,294 sf, 273 seats, hrs 12pm-2am M-F, 10am-2am Sat/Sun, 12am close patio; live acoustic entertainment int., ARO project w/109 TORS dwelling units.

Pursuant to LAMC 12.24 W (1) full alcoholic beverages for a gr. fl-mezz sit down restaurant, with live acoustic entertainment (see above hrs), change of use to restaurant, sidewalk seating, in ARO bldg w/ by-right TORS units

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request in Planning Case No. ZA-2019-232-CUB; Support is conditioned on the request for the owner/operator to come back and present to PLUC once an Operator is identified.

Presented by: Patti Berman

Seconded by: Quinn Tang

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

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 3

OUTCOME: Motion Passes

c) **Presentation by:** Kate Bartolo / kate@katebartolo.com

Case Number: ZA-2019-1213-CUB

Project Location: 740 S. Broadway, Suite A Los Angeles, CA 90014

Project Description Request: A Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption, in conjunction with a proposed 1,766 sq. ft. bar lounge located in an existing building, with a 1,571 sq. ft. indoor area having 105 interior seats, including a 195 sq. ft. uncovered patio located, with 10 outdoor seats; and with a 94 sq. ft. stage for live acoustic entertainment; with hours of operations from noon to 2:00 am Monday through Friday and from 10:00 am to 2:00 am Saturday and Sunday, patio closing at midnight and live entertainment hours from 5pm-2am.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-1213-CUB; Support is conditioned on the request for the owner/operator to come back and present to PLUC once an Operator is identified.

Presented by: Patti Berman

Seconded by: Beverly Christiansen

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

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 3

OUTCOME: Motion Passes

d) **Presentation by:** Kate Bartolo / kate@katebartolo.com

Case Number: ZA-2019-1215-CUB

Project Location: 740 S. Broadway, Suite B Los Angeles, CA 90014

Project Description Request: LAMC 12.24 W1: A Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption, in conjunction with a proposed 2,496 square foot bar/lounge in the basement of an existing building, having 134 seats, with a 186 square foot stage for live acoustic entertainment and hours of operation from noon to 2am Monday through Friday and from 10am – 2am Saturday and Sunday, Live entertainment limited hours of operation are from 5pm – 2am.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-1215-CUB; Support is conditioned on the request for the owner/operator to come back and present to PLUC once an Operator is identified.

Presented by: John Swartz

Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Recused
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes

John Swartz	Yes
Lauren Mishkind	Recused
Quinn Tang	Yes
Audrey von Ahrens	Absent

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 2

OUTCOME: Motion Passes

e) **Presentation by:** Joel Miller / joel_miller@gensler.com

Case Number: CPC-2016-4554-GPA-VZC-HD-DB-SPR

Project Location: 1024 Mateo Street Los Angeles, CA 90021

Project Description Request: Mixed-use project consisting of 106 live/work condominium units and approximately 119,843 square feet of commercial spaces.

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 Amendment to revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial to permit the construction of a new mixed-use project containing a maximum of 106 Live/Work Units (“LW”), 11% of the base density or 9 units will be set aside as Restricted Affordable units at a Very Low-income level, and approximately 119,843 square feet of commercial space. This request also includes the deletion of Community Plan Footnote’s 1 and 6 from the Industrial land use category to permit a Height District 2 in the CM zone.

2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M3-1-RIO to CM-2-RIO to permit the construction of a new mixed-use project containing a maximum of 106 Live/Work Units, 11% of the base density or 9 units will be set aside as Restricted Affordable units at a Very Low-income level, approximately 119,843 square feet of commercial space

3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from M3-1-RIO to CM-2-RIO to permit the construction of a new mixed-use project containing a maximum of 106 Live/Work Units, 11% of the base density or 9 units will be set aside as Restricted Affordable units at a Very Low-income level, approximately 119,843 square feet of commercial space. The projects proposed floor area ratio is equal to 4.57:1.

4. Pursuant to L.A.M.C. Section 12.22 A.25 (as amended by Ordinance 179,681), the Applicants propose to set aside 11% of the site’s base density, equal to 9 units, as Restricted Affordable Units at a Very Low-income level, qualifying it for a 35% density increase, parking reductions and the following incentives: a. On-Menu Incentives, pursuant to L.A.M.C. Section 12.22 A.25(f)(7): i. to utilize the pre-dedicated lot area to define the site’s permitted density. The request will permit a base density of 78 units in lieu of 73 units.

5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings.

6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC, Section 17.00 of Article 7 (Division of Land), the Applicant requests a Vesting Tentative

Tract Map No. 74596 to merge all lots to create Live/Work condominiums within an Airspaces Subdivision consisting of the following seven lots:

- Lot 1: Master Ground Lot
- Lot 2: Office space in Southern portion of the building
- Lot 3: Residential space in Northern portion of the building
- Lot 4: Subterranean Residential Parking
- Lot 5: Ground Floor, Level 2 Parking (2 levels of parking above residential for office and retail)
- Lot 6: Retail space in the Southern portion of building
- Lot 7: Retail Space in Southern portion of building

The Applicant is also requesting a deviation in the Advisory Agency Parking policy to allow the Code required parking to suffice.

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:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. CPC-2016-4554-GPA-VZC-HD-DB-SPR; support is conditioned on Applicant agreeing to the following stipulations: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit; (c) storefront of ground floor retail is transparent to allow for eyes on the street and pedestrian safety.

Presented by: Ryan Afari

Seconded by: Michael Delijani

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

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 2

OUTCOME: Motion Passes

4) Proposed delivery dates – Minutes 6/21/19, Motions 6/28/19, Letters 7/5/19

5) Adjourned 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.

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 .