



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: March 21, 2017

Meeting Time: 6:30pm

Meeting Location: DLANC Office 529 S. Broadway Suite 203 Los Angeles, CA 90013

Contact: scott.bytof@dlanc.com for more information

1) Call to Order at 6:40pm / Roll Call

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

2) Committee Member Introductions

3) Approve Minutes from 2/22/2017

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

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

OUTCOME: Motion Passes

4) Report on 3/14/2017 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications - None

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:

Michael Delajani – Follow up for LA 2040 request

8) Old Business: None

9) New Business:

a) **Presentation by:** Josh Kreger, Director of Real Estate and Planning, South Park BID

Case Number: NA

Project Location: Pico Station

Project Description Request: Undergrounding Pico Station and the tracks to the south, past the Washington Blvd. junction in addition to adding crossing gates and signal preemption at the remaining grade crossings on the Expo Line from the tunnel until Expo Park/USC Station.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in supporting the underground Metro Pico Station.

Presented by: Patti Berman

Seconded by: Michael Delajani

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

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

OUTCOME: Motion Passes

b) **Presentation by:** Daniel Neman

Case Number: DIR-2016-2860-CDO, ENV-2016-2861-CE

Project Location: 510 S Broadway Los Angeles, CA 90013

Project Description Request: Remodel and repair exiting 5 story building includes building façade, exterior storefront, elevator lobby, new elevator cab, and enlarged elevator shaft and extend stair and elevator shaft to roof. 26,159 SF of office tenant improvement from 2nd to 5th floor. 1,498 SF of new B-OCC roof area. New entry canopy and signage. New fire escape platform and ladder from 5th floor to roof. Reinforce existing building structure – new moment frame.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. DIR-2016-2860-CDO, ENV-2016-2861-CE.

Presented by: Patti Berman

Seconded by: Lauren Mishkind

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

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** Wil Nieves

Case Number: ZA-2017-0321

Project Location: 800 W 7th St Los Angeles, CA 90017

Project Description Request: CUP to allow the sales, service, and dispensation of full line alcohol beverages for on-site consumption with live entertainment, as accessory uses, for a proposed 2,113 SF expansion with 90 seat to an existing 5,817 SF restaurant with 160 seats for a grand total of 7,950 and 250 seats with hours of operation from 11 AM until 2 AM daily.

*Pursuant to LAMC §12.24-W.1 CUP to allow the continued sale, service and dispensation of full line alcohol (Type 47) for on-site consumption with live entertainment, as accessory uses, in conjunction with an existing 6,650 SF restaurant with 160 seats and a proposed adjacent tenant lease space expansion of 1,300 SF with an additional 90 seats for a grand total of 7,950 SF and 250 seats. Proposed hours of operation from 11:00 AM until 2:00 AM daily. Proposed hours of alcohol and live entertainment are the same as the hours of operation for the restaurant.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2017-0321

Presented by: Scott Bytof

Seconded by: Patti Berman

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

Quinn Tang	Y
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Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Brett Engstrom

Case Number: ENV-2017-517-CE, ZA-2017-516-CUB

Project Location: 227 E Pico Blvd Los Angeles, CA 90015

Project Description Request: CUB to allow sale & dispensing of full line of alcohol for on-site consumption in conjunction with proposed 1,537sf restaurant w/14 interior seats, 163 s.f. patio w/5 seats, hrs 7am-11pm daily in M2-D2 zone.

Pursuant to LAMC §12.24-W.1 CUP to allow sale and dispensing of a full line of alcohol for on-site consumption with a proposed 1,537s.f. restaurant with 14 seats and a 163 s.f. patio with 5 seats, having hours of operation 7am to 11pm daily in the M2-D2 zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ENV-2017-517-CE, ZA-2017-516-CUB.

Presented by: John Swartz

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes

e) **Presentation by:** Jim Ries

Case Number: ZA-2017-582-MCUP

Project Location: 619-629 S. Bixel Street, 632 and 634 S. Lucas Avenue Los Angeles, CA

Project Description Request: Application for Master Conditional Use for on- and off-site sales in restaurant/retail space and grocery market including the option to sell a full line of alcohol or just beer and wine.

Pursuant to LAMC §12.24-W.1 Master CUB for on-and off-sales of a full line of alcohol or beer and wine in restaurant/retail space and grocery market.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA-2017-582-MCUP.

Presented by: Robert Newman

Seconded by: Beverly Christiansen

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

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 2, Recused: 1

OUTCOME: Motion Passes

f) **Presentation by:** Veronica Becerra

Case Number: ZA-2016-4923-CUB, ENV-2016-4924-CE

Project Location: 704-706 S Mateo St Los Angeles, CA 90021

Project Description Request: Existing beauty/nail salon with food and juice bar, wishes to add service of beer and wine.

Pursuant to LAMC §12.24 M a conditional use permit to allow alcoholic beverages to be served in conjunction with a juice bar located within a beauty/nail salon.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA-2016-4923-CUB, ENV-2016-4924-CE.

Presented by: John Swartz

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
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:** Peter Garrell

Case Number: ZA-2009-0783-CUB(PA2)

Project Location: 2065 South Santa Fe Ave Los Angeles, CA 90021

Project Description Request: Approval of Plans for the continued sale of a full line of alcoholic beverages for on-site consumption with an existing 14,000 square-foot adult cabaret/restaurant and a 16% increase in seating from 352 indoor seats to 409 seats. Proposed hours of operation of 8:00 a.m. to 2:00 a.m.

Pursuant to LAMC §12.24M: Approval of Plans for the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing adult cabaret/restaurant and a 16% increase in seating the M3-1-RIO Zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ZA-2009-0783-CUB(PA2), on the condition that if there is a change of ownership, the new owner/tenants shall return to PLUC to present their use of the property.

Presented by: Robert Newman

Seconded by: John Swartz

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

Vote Count: Yes: 7; No: 1; Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

10) Next Meeting: 4/18/17

11) Adjourned at 8:45pm

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 .