



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: January 15, 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 at 6:40pm / Roll Call

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

*Lauren Mishkind arrived at 6:53pm

*Simon Ha arrived at 7:50pm

2) Committee Member Introductions

3) Approve Minutes from 12/18/18

Presented by: Patti Berman

Seconded by: Beverly Christiansen

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

Vote Count: Yes: 4; No: 0, Abstention: 3; Absent: 4, Recused: 0

OUTCOME: Motion Passes

4) Report on 1/8/19 DLANC Board Meeting concerning items presented by PLUC.

- 218 W 5th – board added “and include clear signage and indicate entry locations, for existing businesses to indicate that they are open throughout the duration of any sidewalk closure.

DLANC requests that the developer coordinate with existing businesses to minimize impact;”

- 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
 - a) DTLA 2040 - Patricia Diefenderfer Los Angeles City Planning
 - Land-use policies and neighborhood classifications of the DTLA 2040 plan.
 - Discussion and Q&A.

Recommended action: none

8) Old Business

- a) **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.

Management will provide one (1) fulltime roaming security guard specific to the food hall during the day and (2) security officers to provide security at the main entrance at 7th and Los Angeles and in the private alley after 10:00 pm. daily remaining until closing.

In addition, all secondary entrances on Los Angeles Street will close for entry as needed allowing for emergency exiting only.

The exit located inside the courtyard out to 7th Street is currently being changed to fab keys to be used by tenants only.

In addition, there will be security cameras strategically located based on the advice from the security company contracted with Essex. Recordings will be available for LAPD review.

In the meeting with ABC this specific security plan will meet their requirements.

The design includes updated lighting for adding security patrons and bringing a feeling of a safe environment.

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 2018-4369-MCUP ZA-2018-5956-MPA.

Presented by: Simon Ha

Seconded by: Ryan Afari

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

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

OUTCOME: Motion Passes

9) New Business

- a) **Presentation by:** Kevin Franklin / liquorspecialist@msn.com

Case Number: ZA-2017-5194-CUB

Project Location: 243 E. 5th St. Los Angeles, CA 90013

Project Description Request: Conditional use for the sale of a full line of alcohol in a restaurant with proposed hours of operation from 7am-11pm Sunday to Thurs and 7a-2a Friday and Saturday. Pursuant to LAMC 12.24 W1, on site sale and consumption of a full line of alcoholic beverages in a restaurant.

Recommended action: no action

- b) **Presentation by:** Margaret Taylor / Margaret@Apex-LA.com

Case Number: ZA-2018-7324-CUB, ENV-2018-7325-CE

Project Location: 1026 S. Broadway, Los Angeles, CA 90015

Project Description Request: Per LAMC 12.24 W 1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 12,637 square foot drug store. Hours of operation 24 hours a day.

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-2018-7324-CUB, ENV-2018-7325-CE.

Presented by: Quinn Tang

Seconded by: Ryan Afari

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

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

OUTCOME: Motion Passes

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

Case Number: ZA 2018-5885-CUB

Project Location: 550 S. Hill (main address); 329-333 W. 6th Street

Project Description Request: Sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 6,061 square-foot interior restaurant and a 5,000 square foot outdoor patio, offering limited live entertainment in interior only; and seating for 143 interior and 152 exterior outdoor patio, with hours of operation from 6:00 AM to 2:00 AM, alcohol service hours, 10 am-2 am.

Pursuant to LAMC 12.24-W, 1, sales and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C5-4D Zone; with non-amplified live entertainment in interior space only; and change of use for a portion of the outdoor space into a restaurant patio.

Recommended action: postponed

d) **Presentation by:** Donna She Tripp / donna@craiglawson.com

Case Number: DIR-2018-2699-SPP, ENV-2018-2700-EAF

Project Location: 350 & 356 S. Figueroa Street, 825 W. 4th Street, 333 – 361 S. Flower Street, 830 W. 3rd Street Los Angeles, CA 90071

Project Description Request: A Specific Plan Project Permit for the demolition of an existing parking structure and retail concourse, and the construction of a new 41-story multifamily residential tower with up to 570 condominium dwelling units.

Pursuant to Los Angeles Municipal Code (“LAMC”) Section 11.5.7.C, the Applicant requests approval of Specific Plan Project Permit Compliance review to allow the construction of a 41-story multi-family residential building in Parcel F of the Bunker Hill Specific Plan.

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. DIR-2018-2699-SPP, ENV-2018-2700-EAF. Support is conditioned on the following: Conditions of DLANC’s support: Applicant will include verbiage in its planning case to stipulate that (a) Applicant will maintain pedestrian access should the sidewalk be temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

Presented by: Ryan Afari
Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes

- e) **Presentation by:** Rose Fistrovic / rose.fistrovic@psomas.com
Case Number: CPC-2018-3338-TDR-MCUP-SPP, VTT-82170, ENV-2018-3339-EAF
Project Location: 321-351 S Figueroa St Los Angeles, CA 90071
Project Description Request: The proposed Project will consist of a conversion of an existing 13-story hotel and high school to 224 apartment units with the addition of a 77-story tower that will add 599 new hotel guest rooms, 242 condominium units, and 23,801 square feet of commercial, and 41,577 square feet of hotel amenities. The Project is providing multiple or 7 levels of subterranean parking with 522 vehicle parking spaces and 264 bicycle spaces.

Pursuant to LAMC 17.01, Vesting Tentative Tract Map No. 082170 for subdivision and condominium purposes, including 8 lots, 1 Master Lot and 7 airspace lots.

Pursuant to LAMC 11.5.7, Specific Plan Project Permit Compliance.

Pursuant to LAMC 7.B2, Transfer of Floor Area of greater than 50,000 square feet.

Pursuant to LAMC 12.24 W,1, Master Conditional Use Permit for on-site sale and consumption of alcohol (5 establishments).

Recommended action: postponed

10) DTLA 2040 (continued if needed)

DTLA 2040- accommodating big box stores.

11) Proposed delivery dates – Minutes 1/22/19, Motions 1/29/19 and Letters 2/5/19

12) Next Meeting: 2/19/19

13) Future Items:

2/19/19 (tentative)

- 913 S Figueroa
- 222 W 2nd
- 787 Towne
- 1600-1618 S Flower
- 1123-1159 S Main

14) Committee Member Comments and Announcements

15) Adjourn at 10:25pm

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 .