



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: February 22, 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 / Roll Call 6:40PM

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

2) Committee Member Introductions

3) Approve Minutes from 1/17/2017

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha (not yet arrived)	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 2/15/2017 DLANC Board Meeting concerning items presented by PLUC

5) Declarations of Ex Parte communications

6) Committee Member Feedback on EIR Scoping Meeting for the Downtown Community Plans

<http://www.dtl2040.org/>

7) General Public Comment - Public comment on Non-Agenda Items within the board's subject matter.
None.

8) Old Business:

a) Committee Member Feedback on EIR Public Scoping Meeting

Case Number: CPC-2016-3808-VZC-CDO-SPR, VTT-74320

Project Location: 213 S. Spring Street, 200-210 S. Broadway, 232-238 W 2nd Street Los Angeles, CA 90012

Project Description Request: Construction of a mixed use project.

- (1) Pursuant to L.A.M.C. Section 12.32 G & 12.32 Q Vesting Zone Change to amend Ordinance No. 180,871 to eliminate of modify (Q) Condition No. 7 (minimum and maximum lot coverage for towers), as applied to this Site.
- (2) Pursuant to L.A.M.C. Section 16.05 Site Plan Review or a project with an increase in 50,000 square feet of non-residential floor area and 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 13.08 E Design Overlay Plan Approval for a Project in the Broadway Community Design Overlay (CDO) Zone.

Recommended action: Discussion

b) Presentation by: Hamid Behdad – additional details on project plans on freeway-facing side of project

Case Number: DIR-2016-4115-SPP, ENV-2016-4116-EAF

Project Location: 136 S Beaudry Ave

Project Description Request: Mixed use project, 220 unit residential, and 7500 sq. ft. ground floor retail/commercial, 7 stories, 85-foot height, with related amenities (S. Pool, Jacuzzi and open space) and parking garage.

Pursuant to L.A.M.C. Section 11.5.7 Project Permit Compliance for Central City West Specific Plan (CCWSP), and Haul Route Approval.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. DIR-2016-4115-SPP, ENV-2016-4116-EAF with statement in letter that mentions support for developer to provide/fund new landscaping for the adjacent Cal Trans property along 110 FWY and 2nd Street which will provide both visual interest for the neighborhood and a buffer to the property. Letter to copy Cal Trans.

Presented by: Robert Newman

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes.

- c) **Presentation by:** Norberto Nardi - further communication with alley vacation proponents/City
Case Number: DIR-2016-3816-TDR-SPR, ENV-2016-3817-EAF, VTT-74473
Project Location: 433/435/445 S Main St., Los Angeles, CA 90013
Project Description Request: The proposed project is a 12-story mixed-use project with 6,344 sq. ft. of ground level commercial and 196 residential apartment(t) units and 167 parking spaces. Zo(n)ing (Q) C4-4D allows a FAR 6:1. The Project requests 21,156.6 sf of TFAR. The proposed TFAR is 7.1:1.

- (1) Pursuant to L.A.M.C. Section 16.05 Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.
- (2) Pursuant to L.A.M.C. Section 14.5.7 Director's Determination for Transfer of Floor Area of less than 50,000 square feet.
- (3) Pursuant to L.A.M.C. Section 17.01 Vesting Tentative Tract Map No. 74473 for a subdivision of airspace lots for commercial and residential apartment units.

Public Comments:

- (1) Resident of Rowan wants to vacate the alley that is used by this project for vehicular ingress/egress. This project would preclude this vacation plan. It is currently used by Rowan residents to access parking structure. Use as drive way will obstructs opportunity for green space or other use of the alley. Concern that opening alley will increase crime, homeless encampments and trash in alley.
- (2) Resident of Rowan – same issue as first speaker. Another problem is that three residential units open directly onto alley and reduce required vehicular width to approximately 14'-0" when residential doors are open- which creates a direct hazard with proposed two-way vehicular traffic in alley. Opening the alley to vehicular traffic poses safety concerns.
- (3) Resident of Rowan – same issue as first two speakers. Concern over safety and increased crime/homelessness and need to increase security in alley.
- (4) Resident of Rowan – Concern that there was no outreach to Rowan residents from developer or architect. Supported updated design with alley through building to connect to proposed vacated alley, however wishes it fit more into context of historic core neighborhood.
- (5) Resident of Rowan – same concerns as first 4 speakers. Primary concern over safety on alley, especially due to tight alley entry off 5th Street. Egress from Main street should be considered.
- (6) Resident of Rowan – same concerns as prior speakers. Has a petition from Rowan residents that Councilman Huizar supports as well, promoting the alley greening and vacation, dated May 1st 2015. Voiced concern over vehicular traffic in alleyway due to existing building constraints and residential doors opening directly onto alley.
- (5) Director of HOA of Rowan and El Dorado – same concerns as prior speakers, primarily over traffic in alley. Suggested auctioning off alley by square foot or building parking access in adjacent parking garage to be used by new development. To turn Harlem into open

access alley is harmful to existing residents; residents who have units facing alley would be hurt by this; residents walking on alley to get to bank garage would be impacted.

- (6) Resident of Rowan – concerned that project does not adhere to downtown design guidelines in regards to the intersection with the street.
- (7) Resident of Rowan – similar concerns to other Rowan residents. Worried that there is nothing currently addressing safety of pedestrians.
- (8) Resident of Rowan – similar concerns to other Rowan residents regarding safety. Reiterated support from Huizar’s office for alley vacation.
- (9) Resident of Rowan – similar concerns to other Rowan residents regarding safety. Resident lives on ground floor live/work unit directly off alley. Traffic would impact residents through health and safety from vehicular pollution, noise and traffic light. The building code requirements are not met for width required for two-way traffic with the existing residential doors opening onto alleyway.
- (10) Resident of Rowan – similar concerns to other Rowan residents regarding safety. Would like to focus on projects that benefit community- such as green alleyways.

Committee Discussion: Members of the Committee inquired about alley vacate extent and times of operation that would be open to the public, security and current use of alley for Rowan residents, egress path from the Rowan along alley, extent of direct residential egress on alley and extent of public access and trash collection at alley. It was noted there is an opportunity to connect residential access to alley closer to proposed alley vacation (mid-block instead of closer to 5th street). This could alleviate some of the concern for pedestrian safety through the vehicular traffic area in alleyway. It is strongly encouraged that all community stakeholders on the block meet to discuss possible solutions. It was concluded that partial or full alley vacation would not be open to public 24 hrs a day and would be shut at night, similar to Spring Street park. It was noted that views are not protected nor separation from public urban atmosphere or privatizing city amenities, however safety measure and security provisions should be incorporated into developers plans. Perhaps there is key card access to alley such as was done at the New Genesis project. There was discussion over other adaptive reuse buildings and their alley usage. ARO buildings often do not need to provide parking (unless already permitted) but new buildings do. As a result, there is the understanding with these infill sites there needs to be accommodation for parking access. Applicant should work with the city to allocate some TFAR monies to the alley vacation.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. DIR-2016-3816-TDR-SPR, ENV-2016-3817-EAF, VTT-74473 incorporating the following statement:

PLUC supports the project on the merits of addressing the downtown design guidelines and attempting to address the concerns of community stakeholders. However, we strongly encourage the applicant and all community stakeholders to come to a mutual solution to resolve the very real issues of security and safety along Harlem alley.

Presented by: Robert Newman

Seconded by: Simon Ha

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

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

OUTCOME: Motion Passes.

9) New Business:

a) **Presentation by:** Alex Woo

Case Number: ENV-2016-4055-CE, ZA-2016-4054-CUB

Project Location: 1300 S San Pedro St 90015

Project Description Request: A CUB to permit the on-site (sale) of beer and wine in an existing 2,575 sf restaurant with 78 seats, with hours from 11a,-pm daily.

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for a Department of Alcoholic Beverage Control [Type 41] license for on-site sales and consumption of beer and wine at an existing 2575 sq. ft. restaurant with 78 dining seats and hours of operations and proposed alcohol sales from 11am to 11pm, daily.

Committee Discussion: Discussion on the limiting ability of smaller parcels to develop towers in narrow infill lots due to requirements for tower setbacks (40') from adjacent towers. This limits the development options for adjacent parcels to develop future towers.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant's request in Planning Case No. ENV-2016-4055-CE, ZA-2016-4054-CUB.

Presented by: Robert Newman

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes.

b) **Presentation by:** Anne Williams

Case Number: ENV-2016-4864-EAF, VTT-74795, ZA-2016-4863-ZV-TDR-SPR

Project Location: 842-846 S Grand Ave, 845 S Olive St 90014

Project Description Request: Mixed-use high-rise tower, to include 205 residential units over 2,400 sf of ground floor commercial.

- (1) Pursuant to L.A.M.C. Section 17.01 Vesting Tentative Tract Map No.74795 for a 9 lot (1 master lot & 8 airspace lots) subdivision for merger and re-subdivision
- (2) Pursuant to L.A.M.C. Section 16.05 Site Plan Review for a project with 50 or more dwelling units.
- (3) Pursuant to L.A.M.C. Section 14.5.7 Director’s Determination for transfer of Floor Area of less than 50,000 square feet.
- (4) Pursuant to L.A.M.C. Section Variance for reduces drive aisle to 19’ and 21’ in lieu of 24’ for the P1 and 1st to 7th floors.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ENV-2016-4864-EAF, VTT-74795, ZA-2016-4863-ZV-TDR-SPR.

Presented by: Beverly Christiansen

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes.

c) **Presentation by:** Stephen Kia

Case Number: CPC-2016-4962-VZC-MCUP-ZV-SP-R-MS, ENV-2016-4963-EAF

Project Location: 755 S Los Angeles St 90014

Project Description Request: The project will add 24,130 sq ft of floor area to the existing 79,766 sq ft, for a total of 103,896 sq ft. It will consist of 4 restaurants totaling 26,959 sq ft (including one restaurant on the rooftop). 16,964 sq ft of retail space, and 60,243 sq ft of office space.

- (1) Pursuant to L.A.M.C. Section 12.32Q Vesting Zone Change – To remove the 3:1 FAR “D” Limitation and allow 6:1 FAR per Height District No. 2. Given an existing lot area of 18,024 sq ft, this will allow for a maximum of 108,144 sq ft of floor area.

- (2) Pursuant to L.A.M.C. Section 12.24W1 Conditional Use Permit (Master CUB) – For sale and consumption of alcohol at 4 restaurants.
- (3) Pursuant to L.A.M.C. Section 16.05E Site Plan Review – For a change of use resulting in a net increase of 1,000 or more average daily trips.
- (4) Pursuant to L.A.M.C. Sections 12.21A.4(o) and 12.21A.4(i) Waiver – A parking waiver for the 24 stalls otherwise required by the addition of 24,130 square feet of floor area in the Downtown Parking District. The subject property is located adjacent to land being used as a privately operated publicly owned parking lot at 749 S. Los Angeles Street.
- (5) Pursuant to L.A.M.C. Sections 12.27 and 12.14A.1(b)(3) Zone Variance – Relief from the requirement that restaurant business above the first floor be conducted in a completely enclosed building, in order to allow for an outdoor dining area on the terrace deck and patio of a rooftop restaurant

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. CPC-2016-4962-VZC-MCUP-ZV-SP-R-MS, ENV-2016-4963-EAF. Conditioned support based on the request for each individual future restaurant operator to come back to PLUC and present project.

Presented by: Robert Newman

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes.

d) **Presentation by:** Gary Benjamin

Case Number: ENV-2017-90-EAF, ZA-2017-89-CUB-CUX

Project Location: 1129-1145 S San Pedro Street 90015

Project Description Request: Applicant proposes conversion of two warehouses into a private event space. Applicant seeks a conditional use permit for full line alcohol service, live entertainment and dancing in conjunction with a new private event space.

- (1) Pursuant to LAMC 12.24-W 1, the applicant requests a new Conditional Use Permit to allow onsite sale and consumption of a full-line of alcoholic beverages in conjunction with a change of use of two existing warehouse buildings, and a 1,990 square-foot mezzanine addition, to create a 19,944 square-foot private event space, with 3,000 square feet of additional outdoor space, 230 indoor seats, 100 outdoor seats and 24-hour daily operation.

- (2) Pursuant to LAMC 12.24-W, 18, the application requests a new Conditional Use Permit to allow live entertainment and dancing in conjunction with the proposed private event space.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ENV-2017-90-EAF, ZA-2017-89-CUB-CUX.

Presented by: Patti Berman

Seconded by: Simon Ha

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Y
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.

- e) **Presentation by:** Kate Bartolo

Case Number: ZA-2017-528-CUB, ENV-2017-529-CE

Project Location: 813-815 South Flower Street 90017

Project Description Request: 813 South Flower Street Associates, LLC proposes the expansion of alcohol service to portions of the basement, ground floor, partial second floor and rooftop; and with episodic use of a DJ/live entertainment, limited to a 71 square foot stage on the second floor and one video game and the above-described basement recreational uses, as follows:

Area	Floor Area (SF)	Live Entertainment	Patron Dancing	Seating		
				Interior	Exterior	Total
Gr. fl. Restaurant cafe	3,469	none	none	31	12	43
2 nd floor café lounge	461	Live Entertainment/DJ 71 sq. ft. stage		17		17
Basement café bar	1,890		none	28	0	28
Rooftop café bar	3,825	none	none	112	0	112
Guest rooms	No alcohol room service or in-room mini bars	N/A	N/A	N/A	N/A	N/A
TOTAL	9,645	71 sq. ft.	none	188	12	200

While the existing hotel is 71,686 square feet, upon completion, the hotel will achieve a maximum area of 70,409 due to the removal of non-compliant appendage structures and addition of seismic shear walls in accordance with the LA City Non-Ductile Concrete Retrofit

Program.

The Applicant, 813 South Flower Street Associates, LLC (“Applicant”), is requesting a Conditional Use, pursuant to LAMC §12.24-W.1, to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, in conjunction with a hotel restaurant within an existing 12-story, 71,686 square foot hotel. The proposed restaurant café with ancillary café bar and lounge areas, totals 9,645 square feet and 200 seats, interior and exterior; which includes the 110 square foot, 12-seat sidewalk patio fronting Flower Street. Episodic use of a disc jockey or live musical entertainment on a 71 square foot stage is requested for the second floor lounge area; and one arcade game and an area for darts, foosball and pingpong is proposed for the basement café bar. There is no dancing, alcohol room service or use of hotel mini-bars requested.

Recommended action:

MOTION: The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No. ZA-2017-528-CUB, ENV-2017-529-CE.

Presented by: Patti Berman

Seconded by: Lauren Mishkind

Scott Bytof	Y
Patti Berman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Y
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.

- 10) Downtown Community Plans
- 11) Meeting Venues – To be relocated to Palace Theater. DLANC to obtain projector.
- 12) Committee Member Comments and Announcements
- 13) Next Meeting: 3/21/17
- 14) Adjourn time: 10:35pm

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> .

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