



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** March 19, 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     | Absent |
| Simon Ha             | Absent |
| John Swartz          | Yes    |
| Lauren Mishkind      | Absent |
| Quinn Tang           | Yes*   |
| Audrey von Ahrens    | Yes    |

\*Quinn Tang arrives at 6:50pm.

\*\*Scott Bytof leaves at 8:50pm.

- 2) Committee Member Introductions
- 3) Approve Minutes from 2/19/19

**Presented by:** Patti Berman

**Seconded by:** Ryan Afari

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

Vote Count: Yes: 5; No: 0, Abstention: 1; Absent: 5, Recused: 0

**OUTCOME:** Motion Passes

- 4) Report on 3/12/19 DLANC Board Meeting concerning items presented by PLUC.
- 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) DTLA 2040 Update
- 9) New Business

a) **Presentation by:** Veronica Becerra / [vbcommercial@outlook.com](mailto:vbcommercial@outlook.com)

**Case Number:** ZA-2007-3344-CUB-PA1

**Project Location:** 505,515,525,555 South Flower Street Los Angeles, CA 90071

**Project Description Request:** A plan approval for the renewal of a CUP to allow the sale and dispensing for consideration a full line of alcoholic beverages in conjunction w/a 11,145 sf rst unit #120, 525 Flower w 210 seats & 9,035 sf rst @ unit #110, 525 Flower w 226 seats/7am-2am daily.

**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-2007-3344-CUB-PA1. Support is conditioned on 1) the request for tenant of the vacant unit (unit #110) comes back to present to PLUC once identified 2) the request for the owner/operator to come back to PLUC and present should ownership/tenant change.

**Presented by:** Patti Berman

**Seconded by:** Ryan Afari

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

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

**OUTCOME:** Motion Passes

b) **Presentation by:** Veronica Becerra / [vbcommercial@outlook.com](mailto:vbcommercial@outlook.com)

**Case Number:** ZA-2019-637-CUB

**Project Location:** 1050 S Flower St Los Angeles, CA 90015

**Project Description Request:** A Conditional Use Permit, pursuant to LAMC 12-24W.1 to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with a new 3,780 sq. ft. restr(u)nt w/88 interior seats and a 1,200 sq. ft. covered patio with 28 seats w/ hrs from 8am to 2am daily, in the (Q)R5-4D-0 Zone.

**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-2019-637-CUB. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change.

**Presented by:** Patti Berman

**Seconded by:** John Swartz

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- c) **Presentation by:** Kate Bartolo / [kate@katebartolo.com](mailto:kate@katebartolo.com)

**Case Number:** ZA-2019-864-MPA

**Project Location:** 700 W 7<sup>th</sup> St S430 Los Angeles, CA 90017

**Project Description Request:** Pursuant to LAMC section 12.24M. This is a Master Plan Approval (MPA) pursuant to ZA-2014-1149-MCUP-CUX to allow the sale and dispensing of full line of alcohol beverages for on-site consumption in conjunction with a proposed 8,895 square foot sit-down restaurant, with 205 indoor seats and with 96 seats in an enclosed patio, hours of operation from 11am-1am Monday through Saturday and 11am-12am Sunday; and a request that the Chief Zoning Administrator waive a public hearing for an identified bona fide restaurant and a reduced request which disallows dancing or live entertainment, as granted under from the underlying Master CUP (Case No. ZA 2014-1149-MCUP-CUX).

**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-2019-864-MPA. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change.

**Presented by:** Ryan Afari

**Seconded by:** Patti Berman

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

|                   |     |
|-------------------|-----|
| John Swartz       | Yes |
| Lauren Mishkind   | Yes |
| Quinn Tang        | Yes |
| Audrey von Ahrens | Yes |

Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 3, Recused: 1

**OUTCOME:** Motion Passes

- d) **Presentation by:** Susan Steinberg / [sue@howardrobinson.net](mailto:sue@howardrobinson.net) , Jared Johnson / [Jared@HowardRobinson.net](mailto:Jared@HowardRobinson.net)

**Case Number:** ZA-2018-7294-CUB, ENV-2018-7299-CE

**Project Location:** 933-939 S Figueroa St. Los Angeles, CA 90015

**Project Description Request:** Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests a Conditional Use Permit (CUB) to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,167 sq. ft. restaurant, a new 362 sq. ft. outdoor dining area, an existing pool area, indoor event space, and lobby lounge area with a total of 715 seats all within an existing 114,415 sq. ft., 13-story, 268-room hotel in the C2-4D Zone. Hours of operation proposed from 6AM - 2AM, daily.

**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-2018-7294-CUB, ENV-2018-7299-CE. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change.

**Presented by:** Quinn Tang

**Seconded by:** Beverly Christiansen

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- e) **Presentation by:** Maria Impala / [maria@aralicens.com](mailto:maria@aralicens.com)

**Case Number:** ZA-2018-7052-CUB-CUX-CDO

**Project Location:** 330 S Broadway Los Angeles, CA 90013

**Project Description Request:** Per LAMC 12.24-W,1 a CUP for the sale and dispensing of full-line of alcoholic beverages for on-site consumption in a 6,815 S.F. bar with 265 total interior seats,

16 outdoor patio seats and an event space that accommodates a total of 558 occupants AND a CUX for dancing and live entertainment. Note: this property also has a CDO entitlement under review.

**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-2018-7052-CUB-CUX-CDO. Support is conditioned on the following requests: 1) the Applicant maintains pedestrian access should the sidewalk be temporarily closed during construction and any walkways temporarily covered due to construction are well lit; 2) the Applicant maintains a 3-foot wide, continuous, unobstructed, linear path of travel along sidewalk from outside edge of proposed patio space following the Downtown Design Guidelines; 3) proposed outdoor space/retractable roof be enclosed after 11:00pm on weekdays and 12:00am on weekends; 4) the owner/operator come back and present to PLUC should ownership/tenant change.

**Presented by:** Beverly Christiansen

**Seconded by:** Ryan Afari

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

f) **Presentation by:** Margaret Taylor / [Margaret@Apex-LA.com](mailto:Margaret@Apex-LA.com)

**Case Number:** ZA-2019-812-MPA, ENV-2019-813-CE

**Project Location:** 777 S. Alameda Street Los Angeles, CA 90021

**Project Description Request:** A Master Plan Approval pursuant to Section 12.24 M of the LAMC to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with 3,871 square-feet and 96 seats indoor, 603 square-feet and 46 seats outdoor for a total of 4,474 square-feet and 142 seats. Alcohol storage will be provided in an additional 749 square-foot basement. Total tenant space is 5,223 square-feet. Proposed hours of operation are from 7:00 am to 2:00 am, daily; and a request that the Chief Zoning Administrator waive a public hearing.

**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-2019-812-MPA, ENV-2019-813-CE. Letter of support is conditioned on the request that owner/operator come back and present to PLUC should ownership/tenant change.

**Presented by:** Scott Bytof  
**Seconded by:** Quinn Tang

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- g) **Presentation by:** Margaret Taylor / [Margaret@Apex-LA.com](mailto:Margaret@Apex-LA.com)  
**Case Number:** ZA-2018-7672-CUB-SPR, ENV-2018-7673-EAF  
**Project Location:** 712 S Olive Ave

**Project Description Request:** As permitted under Section 12.24 W 1 of the LAMC, a Conditional Use Permit to allow the sale and dispensing a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a proposed 35,224 sq. ft. full service supermarket with on-site eating areas, 205 indoor and 18 outdoor seats located in the public right-of-way, with up to 11 restaurant vendor areas and proposed hours of operation from 5 am to 3 am, daily. A Site Plan Review, per Section 16.05 of the LAMC.

**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-2018-7672-CUB-SPR, ENV-2018-7673-EAF. Letter of support is conditioned on the following requests: 1) the Applicant maintains a 3-foot wide, continuous, unobstructed, linear path of travel along sidewalk from outside edge of proposed patio space following the Downtown Design Guidelines; 2) windows along the Olive Street and 7<sup>th</sup> Street elevations remain unobstructed; 3) Applicant requires delivery trucks in alley to avoid idling and use back-up alarms; 4) owner/operator come back and present to PLUC should ownership/tenant change.

**Presented by:** Ryan Afari  
**Seconded by:** Quinn Tang

|                      |        |
|----------------------|--------|
| Scott Bytof – Chair  | Yes    |
| Patti Berman         | Yes    |
| Ryan Afari           | Yes    |
| Wendell Blasingame   | Absent |
| Beverly Christiansen | Yes    |
| Michael Delijani     | Absent |
| Simon Ha             | Absent |
| John Swartz          | Yes    |

|                   |     |
|-------------------|-----|
| Lauren Mishkind   | Yes |
| Quinn Tang        | Yes |
| Audrey von Ahrens | Yes |

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

h) **Presentation by:** Jonathan Yang / [jonathan@irvineassoc.com](mailto:jonathan@irvineassoc.com)

**Case Number:** ZA-2018-7581-MCUP, ENV-2018-7582-CE

**Project Location:** 700-718 S Main, 110-114 E 7<sup>th</sup> St Los Angeles, CA 90015

**Project Description Request:** Pursuant to LAMC Sec. 12.24.W.1 a Master Conditional Use Permit to all the on-site sale and consumption of alcohol within 3 restaurants and 2 bars.

**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-2018-7581-MCUP, ENV-2018-7582-CE. Support conditioned on the following requests: 1) operator(s) come back and present to PLUC once identified; 2) the Applicant maintains pedestrian access should the sidewalk be temporarily closed during construction and any walkways temporarily covered due to construction are well lit; 3) delivery/loading is off-street; 4) consideration is given to retain the mural on the southwest facing elevation to the greatest extent feasible; 5) windows along the Main Street and 7<sup>th</sup> Street elevations remain unobstructed.

**Presented by:** Beverly Christiansen

**Seconded by:** Ryan Afari

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

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

**OUTCOME:** Motion Passes

10) Proposed delivery dates – Minutes 3/22/19, Motions 3/26/19 and Letters 4/4/19

11) Next Meeting: 4/16/19

12) Future Items:

4/16/19 (tentative)

- LA Grand Hotel
- 222 W 2<sup>nd</sup>

- 400 S Main
- 835 Wilshire – CVS
- 707 S Grand Ave
- 208 E 8<sup>th</sup> – Sonoratown
- 808 S Broadway – Vans Flagship

5/21/19 (tentative)

- Fifth and Hill
- 908-912 S Olive

### 13) Committee Member Comments and Announcements

### 14) Adjourn at 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) <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) <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](mailto:ncsupport@lacity.org) .