



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: July 17, 2018

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
Robert Newman	Yes
Wendell Blasingame	Yes
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Absent
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

- 2) Committee Member Introductions

- 3) Approve Minutes from 6/19/18

Presented by: Patti Berman

Seconded by: Wendell Blasingame

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

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

OUTCOME: Motion Passes

- 4) Report on 7/10/18 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

8) Old Business:

- a) **Presentation by:** Matt Dzurek / matt@agd-landuse.com, Eric Ubersax / eubersax@devenneygroup.com

Case Number: DIR-2017-5308-SPR

Project Location: 1401 S. Grand Ave Los Angeles, CA 90015

Project Description Request: Construction of a four-story 142,790 square foot building to provide emergency department, NICU, antepartum, postpartum, and labor and delivery services and a six-story parking structure that includes 8,000 square feet of retail space.

Pursuant to LAMC section 16.05.C.1(a), Site Plan Review for the construction 90,901 square feet of net floor area.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. DIR-2017-5308-SPR. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit.

Presented by: Patti Berman

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

9) New Business

- a) **Presentation by:** Wil Nieves / nievasoc@aol.com

Case Number: ZA-2018-1843-CUB, ENV-2018-1844-CE

Project Location: 1203-1205 S. Olive St los Angeles, CA 90014

Project Description Request: A proposed 5,150 SF microbrewery facility (type 23) in conjunction with a microbrewery/beer pub with a bar and lounge area with forty (40) interior seats and a 171 SF uncovered sidewalk patio in the public right of way with thirty (30) exterior seats for a total seating capacity of seventy (70) seats and proposed hours of operation from 9:00 AM until 2:00 AM daily within the C2-4D-O Regional Center Commercial Zone.

Pursuant to LAMC 12.24 W 1, a Conditional Use Permit for the sale and dispensing of beer for on and off-site consumption with a proposed 5,150 SF Microbrewery Facility (type 23) in conjunction with a Microbrewer/Brew Pub with a bar and lounge area featuring live entertainment such as dj/live bands with forty (40) interior seats and a 171 SF uncovered sidewalk patio in the public right of way with thirty (30) exterior seats for a total seating capacity of seventy (70) seats and proposed hours of operation from 9:00 AM until 2:00 AM daily within the C2-4D-O Regional Commercial Center Zone.

NOTES: May need to delete portion of ask for exterior seating but wanted to activate sidewalk with sidewalk seating. Potential umbrellas on exterior. Can't touch windows because of owner. First venture, no other locations.
Have not received approval from BID there. Support dependant on approval by local BID.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's request in Planning Case No. ZA-2018-1843-CUB, ENV-2018-1844-CE with the exception of outside seating. Support is contingent on applicant receiving support from local South Park BID and LAPD, addition of lighting on façade and exterior parking light, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Scott Bytof
Seconded by: Wendell Blasingame

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

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

OUTCOME: Motion Passes

- b) **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com , Liz Opholt / liz@epgla.com

Case Number: ZA-2018-2340-CUB- CUX, ENV-2018-2341-EAF

Project Location: 1005 S. Mateo Street, Los Angeles, CA 90021

Present Use: Metal Scrap Yard

Proposed Use: Plant Nursery, Retail Store with Event Space, Indoor Bar, Outdoor Seating

Project Name: Rolling Greens

Project Description Request: CUP to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a change of use from metal scrapyards to create a plant nursery with event space in Building #1. Proposed hours 9 am – midnight, daily.

Pursuant to 12.24 W-1 the applicant requests a Conditional Use Permit to allow the sales and dispensing of beer and wine for on-site and off-site consumption in conjunction with a change of

use from scrapyard to a proposed project to create a plant nursery with an event space and retail uses for Building #1. Proposed hours of operation 9 am – midnight daily, in the M3-1-RIO zone.

Pursuant to 12.24-W,18, the applicant requests a Conditional use Permit to allow live entertainment and dancing in conjunction with private events.

Project Breakdown:

- Interior Square Footage: 12,651 SF with 74 seats
- Arrangement Bar: 344 SF with 16 seats
- Event Arrangement Bar: 241 SF with 14 seats
- Event Space: 1,547 SF with 44 seats
- Outdoor Square Footage: 13,726 SF with up to 862 SF
- Outdoor Seating Area: 3,079 SF with 144 seats
- The Lawn: 7,287 SF with 444 seats
- Catering Bar: 160 SF with 10 seats
- Concrete Slab: 3,200 SF with 264 seats

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-2340-CUB- CUX, ENV-2018-2341-EAF. Letter of support is conditioned on the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Audrey von Ahrens

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

- c) **Presentation by:** Jim Ries / jim@craiglawson.com
- Case Number:** CPC-2017-403-GPAJ-VZCJ-HD-SPR, ENV-2017-404-EAF
- Project Location:** 508-512 E. 4th Street Los Angeles, California 90013
- Project Description Request:** Demolition of an existing Residential Hotel and construction of Affordable Housing development with 41 residential units (40 Restricted Affordable and 1 manager’s unit) and residential supportive service, within a 7-story building, and 1 on-site parking space.

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 Community Plan from Light Manufacturing to Regional Commercial to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside as Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level and approximately 433 square feet of space for supportive services.

2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 to C2 to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside as Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level and approximately 433 square feet of space for supportive services.

3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing Project containing a maximum of 41 residential units of which 40 will be set aside as Restricted Affordable Efficiency Dwelling Units for the Very Low-Income level. The Project’s proposed Floor Area Ratio is equal to 5.1 to 1.

4. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development. Within the Site Plan Review, the Applicant requests utilization of the following incentives in the Greater Downtown Housing Incentive Area as outlined in L.A.M.C. Section 12.22 A 29 (c):

- Open space reduction, including trees, by one-half for all dwelling units.
- No parking spaces required for dwelling units set aside for households earning less than 50% of the Area Medium Income.
- No more than one parking space shall be required for each dwelling unit.

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, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. CPC-2017-403-GPAJ-VZCJ-HD-SPR, ENV-2017-404-EAF. Letter of support is conditioned on the Applicant taking every effort to plant required number of trees, whether on or off site, with no reduction in number and Applicant maintaining pedestrian and bicycle access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit. Additionally, include local outreach to house individuals already within the skid row area.

Presented by: Scott Bytof

Seconded by: Wendell Blasingame

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Wendell Blasingame	Yes

Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Absent
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Recused

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

OUTCOME: Motion Passes

d) **Presentation by:** Jim Ries / jim@craiglawson.com

Case Number: CPC-2017-420-GPAJ-VZCJ-HD-SPR, ENV-2017-421-EAF

Project Location: 713-717 ½ E. 5th Street Los Angeles, California 90013

Project Description Request: Construct an 8-story (102' in height) 34,895 sf building comprised of 51 residential units (50 Restricted Affordable & 1 manager's unit) and residential supportive service space, with one on-site parking space.

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 Community Plan from Light Manufacturing to Regional Commercial to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level 1, and approximately 433 square feet of space for supportive services.

2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 to C2 to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level, and approximately 433 square feet of space for supportive services.

3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units at a Very Low-Income level, and approximately 433 square feet of space for supportive services. The project's proposed floor area ratio is equal to 6.0 to 1.

4. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing project. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- (1) Open space, including trees, requirement pursuant to Section 12.21.G reduced by one-half
- (2) No parking required for dwelling units for households earning less than 50% Area Medium Income.
- (3) No more than one parking space (including spaces allocated for guest parking shall be required for each dwelling unit.

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, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. CPC-2017-420-GPAJ-VZCJ-HD-SPR, ENV-2017-421-EAF. Letter of support is conditioned on the Applicant taking every effort to plant required number of trees, whether on or off site, with no reduction in number and Applicant maintaining pedestrian and bicycle access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit. Additionally, include local outreach to house individuals already within the skid row area and should it be found that there is historical significance to the façade, it be maintained as much as feasibly possible.

Presented by: Scott Bytof

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

- e) **Presentation by:** Andie Adame / andie@craiglawson.com
Case Number: CPC-2008-4557-SN, ENV-2008-4556-EAF
Project Location: 899 S. Francisco Street Los Angeles, CA 90017
Project Description Request: Establishment of the Supplemental Use District “SN” Metropolis Sign District for the block bounded by State-Route-110, James M. Wood/9th Street off-ramp, Francisco Street off-ramp, Francisco Street and 8th Street. See Attachment A.

Pursuant to LAMC Section 13.11.B, Establishment of a Sign Supplemental Use District, the Applicant requests the establishment of the Metropolis Supplemental Use District for “SN” Sign District for the block bounded by State Route-110 (Harbor Freeway) on the west, the James M. Wood/9th Street off-ramp from the northbound State Route-110 (Harbor Freeway) on the south, Francisco Street on the east, and 8th Street on the north.

Pursuant to Section 12.32 S (Supplemental Use District) of the Los Angeles Municipal Code (LAMC), Greenland LA Metropolis Development II LLC (“The Applicant”) requests approval of the proposed Metropolis Sign Ordinance

("Ordinance") establishing a new Sign Supplemental Use District ("Project"), to be known as the Metropolis Sign District (the "Sign District"), for the Metropolis Development, which is currently under construction. The Sign District would conform to the boundaries of the Metropolis Development and would be generally bounded by State Route-110 (Harbor Freeway) on the west, the James M. Wood/9th Street off-ramp from the northbound State Route-110 (Harbor Freeway) on the south, Francisco Street on the east, and 8th Street on the north and is depicted on the map included in Figure 1 Metropolis Sign District Area attached to the proposed Ordinance.

The proposed Sign District would enhance the unique character and qualities of the Metropolis Development and would complement and integrate this new development with neighboring projects in this burgeoning part of Downtown Los Angeles. The Sign District would establish clear standards to insure cohesion and compatibility with the surrounding land uses, facilitate the placement of unique signage that would support and enhance the overall project design and contribute to a lively and exciting pedestrian experience, especially along Francisco Street.

The Sign District request was initiated by the private property owner on November 10, 2008 under case number CPC-2008-4557-SN and has been on hold pending completion of the application. According to a March 4, 2014 memo issued by the Department of City Planning, the Metropolis Sign District is one of eleven pending sign districts that are considered "grandfathered" and would not be subject to new eligibility standards if a revised citywide sign ordinance is passed.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's request in Planning Case No. CPC-2008-4557-SN, ENV-2008-4556-EAF.

Presented by: Patti Berman
 Seconded by: Beverly Christiansen

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

10) Consider without Presentation:

Agent: Ariel Gutierrez / office@cmsla.net
Case Number: ZA-2018-532-CUB, ENV-2018-533-EAF

Project Location: 643 S. Olive St. Los Angeles, CA 90014

Project Description Request: Conditional Use Permit to allow a full line of alcoholic beverages in conjunction with a proposed 6352 sq. ft. restaurant lounge with 216 indoor seats and hours of operation from 10AM – 2AM daily.

Recommended action: The Planning and Land Use Committee recommends that DLANC approves letter from PLUC stating that the committee cannot take a position on Planning Case No. ZA-2018-532-CUB, ENV-2018-533-EAF without Applicant’s presenting before DLANC, and request that when an owner/operator is identified, they present project to PLUC.

Presented by: Patti Berman

Seconded by: Wendell Blasingame

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- 11) DTLA 2040 Update
- 12) Proposed delivery dates – Minutes 7/24, Motions 7/30 and Letters 8/2
- 13) September Meeting on Thursday, 9/20/18 due to holiday conflict
- 14) Committee Member Comments and Announcements
- 15) Next Meeting: 8/21/18, Tentative Presentations:
 - 307 W. 4th Street (Precinct renewal)
 - 1140 S Broadway
 - 1018 Ingraham
 - 243 E 5th
 - 416 S Spring
 - 504 W Olympic (7/11 renewal)
 - 1320 S Main
- 16) Adjourn at 9:54pm

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 .