



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: December 18, 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 7:18pm (time at which quorum was met) / Roll Call

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

2) Committee Member Introductions

3) Approve Minutes from 11/20/18

Presented by: Patti Berman

Seconded by: Simon Ha

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

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

OUTCOME: Motion Passes

4) Report on 12/11/18 DLANC Board Meeting concerning items presented by PLUC

- 801 S Olive – Hours changed from 11:30 a.m. to 10:30 p.m. to 11:00 a.m. to 11:00 p.m.
- 643 S Olive – Condition changed from “Request for operator/tenant to come back and return to present project to DLANC once identified.” to “Final support will be withheld until an operator/tenant is identified and presents the project to PLUC.”
- No action taken on DTLA2040.

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) Old Business - Los Angeles Times Mirror Headquarters Update

<https://www.nbclosangeles.com/news/local/LA-Times-Complex-Demolish-502045991.html>

9) New Business

a) DTLA 2040 - John Swartz (30 minutes)

- Mobility (Transit, Parking, Complete streets)
- Public Realm (Streets, Parks, Open space)

Presentation by City of LA Planning Department (Clare Kelley and Patricia Diefenderfer)

Recommended action: No Action

**** Commencing at 7:15pm ****

b) **Presentation by:** Samira Squires / samira@epgla.com

Case Number: ZA-2018-4527-CUB-CUX-ZV

Project Location: 550 S Flower St Los Angeles, CA 90071

Project Description: A new conditional permit to permit live entertainment and public dancing on the 1st floor, 2nd floor, and rooftop of an existing 146,110 sf. hotel (The Standard). Including the continued sales and consumption of a full-line of alcohol beverages throughout the building.

Request: Pursuant to LAMC Section 12.24-W,1 Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 146,110 square-foot hotel. Operating 24-hours daily, with alcohol sales from 6am – 2am daily.

Pursuant to LAMC Section 12.24-W,18 Conditional Use Permit to allow public dancing on the ground floor, second floor, and on the rooftop level.

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-2018-4527-CUB-CUX-ZV.

Presented by: Patti Berman

Seconded by: John Swartz

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

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

OUTCOME: Motion Passes

- c) **Presentation by:** Steven Fader / sfader@stevenfaderarchitects.com, Alex Solbes / aosolbes@gmail.com

Case Number: ZA-2018-6022-ZV-TDR-SPR, ENV-2018-6023-EAF

Project Location: 218 W 5th St Los Angeles, CA 90013

Project Description: Adaptive reuse and partial reconstruction and addition to former hotel for new use as apartments with ground floor lobby and commercial.

Request:

1. Authorizing section 12.27. Pursuant to LAMC 12.24.A.4 Parking. Requesting to waive parking requirements.
2. Authorizing section 12.27. Pursuant to LAMC 12.24.A.16. Requesting to reduce long term bike parking spaces from 23 to 12 and to allow all of the short term bike parking to be located inside of the building, at the basement level.
3. Authorizing section 14.5. TFAR. Request use of TFAR to allow increased FAR from by right FAR of 6:1 to proposed FAR of 7.9:1.

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-2018-6022-ZV-TDR-SPR, ENV-2018-6023-EAF. Conditions of DLANC’s support: (1) Applicant shall fulfill the long term bike parking requirements as set forth in the Los Angeles Municipal Code; DLANC would support the elimination of the short term bike parking requirement; (2) 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: Simon Ha

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes

10) DTLA 2040 (continued if needed)

11) Proposed delivery dates – Minutes 12/24/18, Motions 12/31/18 and Letters 1/4/19

12) Next Meeting: 1/15/19

13) Future Items:

1/15/19 (tentative)

- 1026 S Broadway – CVS
- 245 E 5th
- 350 S Figueroa
- 700-746 Los Angeles (return)

2/19/19 (tentative)

- 222 W 2nd ([Old Business](#))
- 913 S Figueroa

14) Committee Member Comments and Announcements

15) Adjourn at 8:59PM