



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: February 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 6:38 pm (time at which quorum was met) / Roll Call

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

Committee Member Introductions

*Laurens arrives at 6:45pm

**Simon Ha arrives at 6:51pm

***John leaves around 7:45pm

2) Committee Member Introductions

3) Approve Minutes from 1/15/19

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	Yes
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- 4) Report on 2/12/19 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:** 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: 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.

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

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 2018-5885-CUB, with three conditions of support: 1) do not operate the valet on Hill Street; 2) maintain transparency (i.e., no solid wall) between the project and the street (Hill); 3) once the operator is identified, operator shall return and present the project to PLUC. PLUC also recommends that the Applicant orient the restaurant so that it is street-facing (Hill).

Presented by: Ryan Afari

Seconded by: Beverly Christiansen

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

John Swartz	Absent
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

b) ~~**Presentation by:** Veronica Becerra / 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:** To be determined~~

Item removed; No presentation.

c) **Presentation by:** Shapour Shajarit / shapourdcc@yahoo.com, Sean Nguyen / sean@ezpermitsllc.com

Case Number: ZA-2017-3205-ZAA-ZAD, ENV-2017-206-CE

Project Location: 787 S Towne Los Angeles, CA 90021

Project Description: The conversion, use, and maintenance of a portion of an existing 4 story Retail / industrial building to an Adaptive Reuse Project consisting of 60 joint living and work quarters with ground floor commercial space. Adjustment to allow 60 live-work units with an average floor area of 738 square feet in lieu of the required minimum average floor area of 750 square feet.

Request: Pursuant to LAMC 12.27-B and 12.24-X,1, to allow the conversion, use, and maintenance of a portion of an existing retail / industrial building for 60 joint living and work quarters with ground floor commercial space in the Adaptive Reuse Project.

Pursuant to LAMC 12.28 and 12.22-A,26(i)(1), to allow 60 live-work units with an average floor area of 738 square feet in lieu of the required average floor area of 750 square feet.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of non opposition to the Applicant’s request in Planning Case No. ZA-2017-3205-ZAA-ZAD, ENV-2017-206-CE. PLUC recommends that the project maintain the building’s fire escape feature; ensure transparency on ground floor; retain the multi-pane façade of the building windows; and maintain the existing façade openings of the building (no addition of sheer walls).

Presented by: Patti Berman

Seconded by: Ryan Afari

Scott Bvtof – Chair	Yes
Patti Berman	Yes

Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	No
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes
Audrey von Ahrens	No

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

OUTCOME: Motion Passes

d) **Presentation by:** Matt Dzurec / matt@agd-landuse.com

Case Number: ENV-2017-174-EIR, CPC-2017-173-TDR-BL-MCUP-SPR, VTT-74792

Project Location: 911-927 South Figueroa St., 818-822 James M. Wood Blvd., Los Angeles, CA 90015

Project Description: Construction of a 66-story, 975 feet in height mixed-use building comprised of 220 hotel rooms, 200 residential condominiums, 79,080 SF of nonresidential floor area with 984,940 SF of total floor area and a maximum of 583 parking spaces.

Request:

1. Pursuant to Los Angeles Municipal Code Section 14.5.6, Transfer of Floor Area Rights (TFAR) for 473,038 square feet of floor area from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site).

2. Pursuant to Los Angeles Municipal Code Section 12.32.R, a Building Line Removal to remove a 10-foot building line located along a portion of Figueroa Street.

3. Pursuant to Los Angeles Municipal Section 12.24.W.1, a Master Conditional Use Permit (MCUB) for the onsite sale and consumption of a full line of alcoholic beverages at a maximum of five food and beverage premises and within the hotel and ancillary areas.

4. Pursuant to Los Angeles Municipal Section 16.05, Site Plan Review for the construction of 200 residential units, 220 hotel guest rooms, and a maximum of 79,080 square feet of nonresidential uses.

5. Pursuant to Los Angeles Municipal Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of the Project Site and for residential and commercial condominium purposes.

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. ENV-2017-174-EIR, CPC-2017-173-TDR-BL-MCUP-SPR, VTT-74792; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction, and (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

Presented by: Patti Berman

Seconded by: Ryan Afari

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

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

OUTCOME: Motion Passes

- e) **Presentation by:** Alex Irvine / alex@irvineassoc.com, Tanner Blackman / tblackman@kindelgagan.com

Case Number: ZA-2018-7378-SZV-TDR-SPR

Project Location: 1123 – 1161 Main St., Los Angeles, CA, 90015

Project Description: Proposed mixed-use residential building with approximately 363 residential units over 12,500 sf of commercial space for a total of 343,435 sf.

Request:

1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 82463, to create one master ground lot for a high-density urban mixed-use Project containing a maximum of 363 residential apartment units, approximately 12,500 square feet of retail space.

2) Pursuant to L.A.M.C. Section 14.5,7 the Applicant requests approval of a Directors Determination Transfer of Floor Area Rights (TFAR) for less than 50,000 square feet (49,999 square feet)

3) Pursuant to L.A.M.C. Section 12.27, a Zone Variance to permit 100% of the residential compact stalls to be utilized as the required parking for residential uses in lieu of standard spaces per L.A.M.C. 12.21.A.5.c.

4) Pursuant to L.A.M.C. Section 16.05, the Applicant requests a Site Plan Review.

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-2018-7378-SZV-TDR-SPR; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction, and (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

Presented by: Patti Berman

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	Absent
Lauren Mishkind	Yes
Quinn Tang	Yes
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- f) **Presentation by:** Alex Irvine / alex@irvineassoc.com, Tanner Blackman / tblackman@kindelgagan.com, Shane Parker / shane@parkerenvironmental.com
Case Number: CPC-2018-3336-TDR-CUB-ZV-WDI-SPR-MSC, ENV-2018-3337-EAF- TDR-CUB-ZV-WDI-SPR-MSC
Project Location: 1600 S Flower St (1600-1618 S Flower St / 426-440 W Venice Blvd / 1601-1617 S Hope St) Los Angeles, CA 90015
Project Description: The applicant proposes demolition of the existing structures and construction (of) a mixed-use project with two (2) new high rise towers, one residential and one hotel.
Request:
- 1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 82213, to create one master ground lot and to subdivide the site into 4 airspace lots for a high-density urban mixed use Project containing a maximum of 250 residential apartment units, 300 hotel guest rooms and approximately 13,120 square feet of retail space.
 - a. Pursuant to L.A.M.C. Section 17.03.A, the Applicant requests the Advisory Agency permit a passageway of 29 feet 2 inches in lieu of the 50 feet otherwise required by L.A.M.C. Section 12.21.C.2;
 - b. Additionally, the Applicant requests waiver of the Improvement standard along a portion of Venice Blvd. adjacent to the Project site in order to accommodate a passenger drop-off area. (Note: The full required sidewalk width will be maintained.)
 - 2) Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project site (Receiver Site) for the approximate amount of 226,121 square feet of floor area.
 - 3) Pursuant to L.A.M.C. Section 12.27, a Zone Variance to permit 51% of the required parking stalls to be designed as compact stalls in lieu of 40% of the required stalls per L.A.M.C. 12.21.A.5.c.

4) Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval of a Conditional Use Permit (CUB) for the sale of a full-line of alcoholic beverages for on-site consumption only within the proposed Hotel.

a. Pursuant to L.A.M.C. Section 12.24.S, the Applicant requests that the decision maker permit a 20% decrease in the required parking for the Hotel.

5) Pursuant to L.A.M.C. Section 16.05, the Applicant requests a Site Plan Review.

6) Pursuant to L.A.M.C. Section 12.21.G, a Director's Determination to allow for an increase in the qualifying area of interior open space for a maximum of 27%, in lieu of 25% of the total required usable Open Space.

7) Pursuant to L.A.M.C. Section 12.37.I, the Applicant requests a Waiver of Dedication and/or Improvement to the sidewalk width standard along Venice Boulevard adjacent to permit a passenger drop-off area.

8) pursuant to LAMC Section 12.32, the Applicant requests Supplement Use Sign District which would set forth sign regulations, procedures, guidelines, and standards for the Project site, which constitutes at least one block.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative 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, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

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. CPC-2018-3336-TDR-CUB-ZV-WDI-SPR-MS, ENV-2018-3337-EAF- TDR-CUB-ZV-WDI-SPR-MS; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction, and (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

Presented by: Ryan Afari

Seconded by: Beverly Christiansen

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

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

OUTCOME: Motion Passes

10) Proposed delivery dates – Minutes 2/22/19, Motions 2/26/19 and Letters 3/4/19

11) Next Meeting: 3/19/19

12) Future Items:

3/19/19 (tentative)

- 700-714 S Main
- 712 S Olive
- 330 S Broadway
- 777 S Alameda
- 908-912 S Olive
- 1050 S Flower
- Figueroa Hotel

4/16/19 (tentative)

- LA Grand Hotel
- 222 W 2nd

13) Committee Member Comments and Announcements

14) Adjourn at 9:53PM.