



**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL**  
**MONTHLY BOARD MEETING**

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking 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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public forum is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. The chair may take items out of order. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation 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 (72 hours) prior to the meeting you wish to attend, by calling 530-378-9096. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting, may be viewed at [www.dlanc.com](http://www.dlanc.com) or at the scheduled meeting.

**Discussion and Possible Action for all items on which the board feels it might take action.**

**All items subject to possible C.I.S. filings.**

**Tuesday April 8, 2014, 6:30 P.M.**  
**Palace Theatre 615 S. Broadway**

- 1. Call to Order and request to turn off phones.**
- 2. Explanation of public comment card.**
- 3. Roll Call**
- 4. MOTION: To approve the minutes from March 2014.**
- 5. MOTION: To approve the minutes from December 2013.**
- 6. Reports and presentations from City or Elected Officials and representatives**
- 7. Public comment on Non-Agenda Items within the board's subject matter. Speakers must fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes.**
- 8. President's Report**
- 9. Possible Motion: To take a position against the proposed legalization of sidewalk vending in Downtown. NOTE: This motion has not gone before a committee. It is presented because of requests from local BIDS and board members and due to the time limitations associated with this issue.**
- 10. Motion: To approve a letter of support for Los Angeles Streetcar application for a Tiger Grant. NOTE: This motion has not gone before a committee. It is presented because of a request from CD14 and due to the time limitations associated with this issue.**

11. **PLANNING COMMITTEE** (all letters are in the packet) CUB letters of support will be sent to the Los Angeles City Department of Planning, Office of Zoning Administration, unless otherwise noted in item.
- 11.1. (Continued from March 11, 2014 ) Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Hanover R.S. Limited Partnership requesting: “Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval.” The proposed 263 unit mixed-use project is located at 321 W. Olympic Boulevard. (DIR-2013-3137-SPR)
- 11.2. Motion: To approve PLUC’s letter of support. PLUC recommends approval of requests by applicant Mrs. B, LLC: “CUB to permit Sales and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 2,587 SF lounge/tavern with a total of 92 seats—consisting of 1,904 SF and 72 seats interior and 201 SF and 20 seats in a covered patio, all on the first floor and, 682 SF of mechanical, electrical, and office space on the mezzanine—with non-amplified live entertainment consisting of a piano bar and jazz trio. Hours of operation from 7:00 AM to 2:00 AM, daily. Alcohol service from 11:00 AM to 2:00 AM, daily.” The proposed restaurant is located at 438 S. Main Street. (ZA-2013-4189-CUB)
- 11.3. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Sushi Nozawa, LLC: “CUB to permit the sale of beer and wine for on-site consumption in conjunction with a 1,115 sf 42-seat restaurant, including 25 seats inside and 17 seats on the outdoor patio on the public right of way and hours of operation from 11am-2am daily.” The proposed restaurant is located at 421 S. Main Street. (ZA-2014-285-CUB)
- 11.4. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Onni Real Estate IX, LLC with Conditions: “1. Pursuant to L.A.M.C. Section 17.01, the Applicant requests approval of a Vesting Tentative Tract Map (Tract No. VTT-72560), to merge eight (8) lots and re-subdivide the land into one ground lot creating a mixed-use transit oriented development consisting of approximately 730 residential condominium units and twelve (12) commercial condominium units containing approximately 7,873 square feet of neighborhood serving retail.
- 11.4.1. The Applicant is requesting permission to deviate from the number of parking spaces defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide 1 parking space per residential dwelling unit, inclusive of guest parking, in consideration of its proximity to jobs and public transit.
- 11.4.2. Pursuant to L.A.M.C. Section 12.27, the Applicant requests approval of the following Zone Variances:
- 11.4.2.1. A Zone Variance from LAMC Section 12.21 A.5.(c) to permit Compact stalls to be utilized as the Code and non-Code required parking.
- 11.4.2.2. A Zone Variance from LAMC Section 12.21-A.16(a)(6)(e)(2)(iii) to deviate from the location and access standards for long-term bicycle parking.
- 11.4.2.3. A Zone Variance from LAMC Section 12.21-G to allow a 17% reduction (13,812 square feet) from the required 81,950 square feet of Open Space.A Zone Variance from LAMC Section 12.21-G.2(A)(3) to

permit 79 trees (one per 9.24 dwelling units) in lieu of the 183 trees required for 730 residential units.

11.4.2.4. Pursuant to L.A.M.C. Section 12.24 W.1 the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption only within up to three premises for an approximately 7,873 square feet.

11.4.2.5. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) 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 325,946 square feet thereby allowing a 11.01:1 FAR and 716,000 square feet in lieu of a 6:1 FAR and 390,054 square feet of floor area.

11.4.2.6. Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval. Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, excavation, shoring, grading, foundation, haul route, building and tenant improvements.”

11.4.3. Condition 1: The 104 trees required shall be planted off site.

The proposed project is located at 1200 Flower Street. (CPC-2013-4125-TDR-MCUP-ZV-SPR, VTT-72560)

11.5. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Onni South Hill, L.P. with Conditions:

11.5.1. “Pursuant to L.A.M.C. Section 17.01, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. VTT-72566), to merge four (4) lots and re-subdivide the land into one ground lot, creating a mixed-use development consisting of approximately 589 residential condominium units and 6 commercial condominium units containing approximately 4,500 square feet of neighborhood serving retail.

11.5.1.1. The Applicant is requesting permission to deviate from the number of parking space defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide 1 parking space per residential dwelling unit, inclusive of guest parking, in consideration of its proximity to jobs and public transit.

11.5.2. Pursuant to L.A.M.C. Section 12.27, the Applicant requests the following Zone Variances:

11.5.2.1. A Zone Variance from LAMC Section 12.21 A.5.(c) to permit Compact stalls to be utilized as the Code and non-Code required parking.

11.5.2.2. A Zone Variance from LAMC Section 12.21-G.2(A)(3) to allow 55 trees in lieu of the 147 trees required for 589 residential units; or 1 tree per 11 units.

11.5.2.3. A Zone Variance from LAMC Section 12.21-G to allow a 9% reduction (6,080 square feet) from the required 66,150 square feet of open space;

- 11.5.2.4. A Zone Variance from LAMC Section 12.21-A.16(a)(6)(e)(2)(iii) to deviate from the location and access standards for long-term bicycle parking in order to locate the long-term bicycle parking in the subterranean and above grade parking levels.
- 11.5.2.5. Pursuant to L.A.M.C. Section 12.24 W.1 the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for onsite consumption only within up to three premises.
- 11.5.2.6. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from two Donor Sites to the Project Site (Receiver Site). The first Donor Site, located at 830 S. Olive Street, will transfer 22,629 square feet of floor area to the Receiver Site through a private transfer, while the second Donor Site, the Los Angeles Convention Center, will transfer 272,706 square feet to the Receiver Site.
- 11.5.2.7. Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval. Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, excavation, shoring, grading, foundation, haul route, building and tenant improvements.”

Condition 1: The 92 trees required shall be planted off site.

The proposed project is located at 820 S. Olive Street (CPC-2013-4134-TDR-MCUP-ZV-SPR, VTT-72566)

11.6. Motion: Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Grand Pacific 7-28, LLC:

11.6.1. Pursuant to (L.A.M.C. Section 14.5.), the Applicant requests an approval for Transfer of Floor Area Rights (TFAR) in the amount of 218,925 square feet of “Buildable Area” (as defined by the TFAR Ordinance) from eligible City-owned “Donor Site” (LA Convention Center) as permitted by the TFAR Ordinance (Ord. 181,574, Eff. 03-27-11) (L.A.M.C. Section 14.5.) – and per submitted TFAR Application, as a part of this entitlement application package.

- 11.6.2. Pursuant to L.A.M.C. Section 17.01, the Applicant requests approval of the Tentative Tract map (TT) number 72418 to permit the creation of a mixed-use development consisting of 450 residential condominium/apartment units, one commercial condominium on ground floor and one parking condominium unit (452 total condo units) all as indicated on the Tentative Tract. Map submitted as a part of this application package. The Applicant is requesting permission to deviate from the number of parking spaces defined in the Advisory Agency Policy Memo AA-2000-1. This memo requires 2.25 parking spaces (including guest parking) per residential condominium unit. The Applicant, however, requests permission to provide parking space at a reduced rate -based on condominium requirements, but in compliance with L.A.M.C Section 12.21A.4.(p) parking provision for apartments in Central City Area. This request is in consideration of proximity of the Project to jobs, public transit, the Property being located in Central City Parking District as well as Downtown Parking District, and Broadway being the main route for the upcoming Los Angeles Streetcar.
- 11.6.3. Pursuant to L.A.M.C. Section 13.08, the Applicant requests a Design Overlay Plan Approval within the Broadway Theater and Entertainment District Community Design Overlay District.
- 11.6.4. Pursuant to L.A.M.C. Section 12.22 A 30 and upon the approval of our request for reduction in required open space by L.A.M.C. Section 12.21.G, (request No. 10 below), the project will be in compliance with the Downtown Design Guide. The Applicant requests that the necessary findings to be made as a part of the Site Plan Review Process (Request No. 11 below) and that an "Administrative Clearance" in accordance with L.A.M.C. Section 12.22 A30. (d)(1)[Downtown Design Guide (Ord. # 181,557, Eff. date 03-15-2011)] be granted for the project.
- 11.6.5. Pursuant to L.A.M.C. Section 12.21-A, 5(a)(1), the Applicant requests a Variance to reduce the parking-stall-width for 88 residential Standard parking spaces from the code-required 8'-6" to 8'-4" as shown on the attached project "PARKING SUMMARY" table as Type A parking spaces.
- 11.6.6. Pursuant to L.A.M.C. Section 12.21-A, 5(b), the Applicant requests a Variance to reduce the drive-aisle-width for Ground Floor, floors B1, B2, floors 2,3,4, 5, and floor 6 from the code required 28'-0" to 26'-8".
- 11.6.7. Pursuant to L.A.M.C. Section 12.21-G(3), the Applicant requests a Variance to reduce the number of required "on-site" tree from 113 as required by the Code to 84 being planted "on-site" and the remaining 29 trees to be planted "off-site".
- 11.6.8. Pursuant to L.A.M.C. Section 12.04, the Applicant requests a Variance from [Q] condition 11 of ordinance No. 180,871 to provide a reduced-minimum 10 feet floor-to-ceiling height (in lieu of 15 feet) on small portion [6,525 square feet out of 35,400 square feet of total ground floor area.
- 11.6.9. Pursuant to L.A. M.C. Section 17.15 C, Applicant requests a Variance to permit construction to commence for the building in conjunction with an approval of the Tentative Tract No. 72418, prior (Early Start) to recordation of the Final Tract Map, subject to the zone variances and zoning administrator's adjustments, etc.. as approved as a part of this application.

- 11.6.10. Pursuant to L.A.M.C. Section 12.21G, and given the Open Space flexibility for projects within the Greater Downtown Housing Incentive Area [L.A.M.C. Section 12.22 C.2. (d)], the Applicant requests a Zoning Administrator Adjustment ( per L.A.M.C. Section 12.28 A ) to deviate from the code Open Space requirements by 4.3% ; from 48,975 square feet (as required by the code) to 46,887 square feet (as provided per attached plans).
- 11.6.11. Pursuant to L.A.M.C. Section 16.05, the Applicant requests that Site Plan Review Findings be made as a part of the discretionary approvals.
- 11.6.12. Pursuant to the L.A.M.C. Section 17.13, the Applicant requests approval of a Haul Route. Permit for export of up to 30,000 cubic yard of earth for the purpose of constructing two levels of the proposed parking garage below ground level.
- 11.6.13. The Applicant respectfully requests adoption of ENV Case No. 2013-3187-MND.”  
The proposed 263 unit mixed-use project is located at 400 S. Broadway. (CPC-2014-326-TDR-ZV-ZAA-CDO-SPR)
- 11.7. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant 4D Development & Investment: *“Approval of Site Plan Review pursuant to LAMC Section 16.05 for a mixed use apartment project with 112 units and 4,667 sf of commercial with two levels of underground parking. ”* The proposed mixed-use project is located at 1249 S. Grand Avenue. (DIR-2013-3921-SPR)
- 11.8. Motion: : To approve PLUC’s letter of support: PLUC recommends approval of a letter of support for Huizar-Bonin Motion requesting a report regarding implementation of LA Department of City Planning’s new Code Compliance Section.
- 12. Treasurer’s Report:
  - 12.1. MOTION: To approve March Financial expenditure report
  - 12.2. Budget Update
  - 12.3. MOTION: To Confirm that 3/11/14 approved \$300 Office Supply request included \$16.34 reimbursement to Scott Bytof for emergency printer cartridge purchase
  - 12.4. MOTION: To Cancel Finance Webpage (\$350)
  - 12.5. MOTION: To approve Additional Election Expenses \$158.84 (\$28.84 Poll Workers food, \$16 Election Venue, Reimburse Scott Bytof \$114 for Poll Worker parking ).
  - 12.6. MOTION: Approve up to \$1,277.76 for Skid Row tree maintenance. The deadline for submission is 4/15/14
  - 12.7. MOTION: Budget re-allocation \$164.81 from AUD, \$608.51 from OFF, \$70 from POS, \$600 from EVE, \$2,120.65 from WEB, \$200 from GRT \$647.74 from ELE, \$2,700 to FAC \$433.95 to ADV and \$1,277.76 to CIP (See Detailed Schedule)
  - 12.8. Budget advocate update
- 13. Presentation by Laura Mack from the Clean Air Coalition concerning rooftop solar systems

14. Committee Reports
    - 14.1. AFFORDABLE HOUSING
    - 14.2. OUTREACH
    - 14.3. PROS Committee
    - 14.4. PUBLIC HEALTH AND SAFETY
    - 14.5. ARTS
  15. Other Officer Reports
    - 15.1. V.P. Administration
    - 15.2. Secretary
  16. Other Board Member comments
  17. Adjournment
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- **A CUB is a conditional use permit which is required for certain land uses which may need special conditions to ensure compatibility with surrounding land uses. Examples are liquor licenses and permits for live music and dancing.**