

 <p><b>Downtown Los Angeles Neighborhood Council</b></p> <p><a href="http://www.dlanc.com">www.dlanc.com</a></p> <p>P.O. Box# 13096, Los Angeles, CA 90013-0096</p>	 <p>lacity.org</p>	<p><b>Patti Berman, President</b>  <b>Russell Chan, VP Administration</b>  <b>Anastasia Johnson, VP Outreach &amp; Communication</b>  <b>Quinn Tang, Treasurer</b>  <b>Stephen Kane, Secretary</b></p>
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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL MONTHLY BOARD MEETING AGENDA

**Meeting Date:** March 8, 2016

**Meeting Time:** 6:30 PM

**Meeting Location:** Palace Theatre, 630 S. Broadway

**Contact:** patti.berman@dlanc.com for more information

1. Call to Order / Roll Call

Ali, Rasool		Gross, Allen	
		Ha, Simon	
Bastian, Hal		Bytof, Scott	
Beard, Raquel			
Berman, Patti		Kane, Stephen León	
Borg, Erika		Murphy, Tyler	
Chan, Russell		Smith, Kent	
Dady, Casey		Nathanson, Theodore	
Chris Loos		Newman, Robert	
Dean, Eric		Amara Ononiwu	
Delijani, Michael			
Eisman, Michael		Tang, Quinn	
Fillmann, Bradd			
Garcia, Eric		Blassingame, Wendell	

2. Declarations of Ex Parte communications

3. Swearing in of new alternates who have been pre-vetted.

4. Speakers

a. City or Elected Officials or representatives

5. 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. (The chair, depending on number of speakers and time considerations, may change these parameters.)

6. Approve Minutes from March 2016.

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 contacting Dept. of Neighborhood Empowerment at 213.978.1551. Non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be viewed at [www.dlanc.com](http://www.dlanc.com) or at the scheduled meeting. All times are approximate.

7. President's Report

- a. Election information
- b. May Meeting
- c. Other messages of import

8. Old Business

- a. **None**

9. Treasurer's Report

- a. **MOTION:** The Board shall approve the March 2016 Monthly Expenditure Report
- b. Discussion of future expenditures.
- c. Budget Advocate's Report

10. Consent Calendar:

- a. **N/a**

11. New Business:

- a. Planning and Land Use 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.

i. Case Number:

NA

Project Location:

732 Spring Street

Project Description/Request:

Applicant is requesting support for a traffic mitigation plan requiring street/sidewalk closures for construction staging for approximately 32 months across from 750 S. Spring Street by the same applicant that is currently under construction. CD14 has requested DLANC to provide input on potential impacts to the community and provide guidance when requests are deviating from the general conditions set by CD14.

- 1. Maintain pedestrian access at all times on both the east and west side of Spring Street.
- 2. Maintain the bike lane on the west side of Spring Street at all times
- 3. Maintain 2 travel lanes at all times on Spring Street
- 4. Maintain pedestrian access at all times on Main Street.
- 5. Maintain the bike lane on the East side of Main Street at all times.
- 6. Maintain 2 traffic lanes at all times on Main Street.
- 7. All pedestrian walkways must be covered to protect from rain/the elements, ADA compliant (ramps on either ends), and have lighting at night.
- 8. For temporary closure, (i.e. trucks coming in and out), there must be employees present at all times this happens to flag through trucks and guide pedestrian and vehicular traffic.

**MOTION:** The DLANC Board recommends approval of the applicant's requests with the following conditions:

- 1) There will be no closure of pedestrian access for the first 12 months of construction.
- 2) The pedestrian access would be closed during construction hours only.
- 3) The bike lane on Spring Street would be removed during the second 12 months of construction.

(PLUC vote: Yes-5, No-0, Abstain-0, Recused-2)

- ii. Case Number: ZA 2015-3489-CUB  
Project Location: 655 S. Hope Street  
Project Description/Request:  
The sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, including a mezzanine level and patio, seating a total of 106 patrons located at the ground floor of a live/work building. Proposing 4265 sf restaurant, including a mezzanine level, seating a total of 96 patrons and a 146 sf patio seating 8 patrons (an increase of 35 seats from previous approved entitlement ZA-2013-2014-CUB) with a proposed sale of alcoholic beverages between the hours of 6 am to 2am daily.

**MOTION:** The DLANC Board recommends approval of the applicant's requests.  
(PLUC vote: Yes-7, No-0, Abstain-0)

- iii. Case Number: ZA-2016-562-CUB  
Project Location: 830 S. Olive Street  
Project Description/Request:  
Conditional Use Permit to allow the sale of beer and wine for on-site consumption and off-site sales in conjunction with a proposed 5340 sf restaurant/brewery including a 851 sf ancillary brewery and a 172 sf outdoor patio in the public right of way with 116 indoor seats and 16 outdoor seats. Hours 6am-2am daily.

**MOTION:** The DLANC Board recommends approval of the applicant's requests.  
(PLUC vote: Yes-7, No-0, Abstain-0)

- iv. Case Number: ZA-2016-189-CUB-CUX-TDR-DDVTT-73989  
Project Location: 1229 S. Grand Ave  
Project Description/Request:  
Proposed new construction of a 24-story mixed-use building with 161 residential condominium units and 2,085 sf of ground floor commercial space and approximately 215 parking spaces in South Park. Requesting approval of site plan review, transfer of floor area of 49,999 sf, Directors Decision for reduction in open space up to 10%.

**MOTION:** The DLANC Board recommends approval of the applicant's requests with the following conditions:

**Conditions:**

- 1) Sidewalk access to remain open during construction.
- 2) The remaining open space requirement if not met, can be offset by working with a local organization to provide trees in the community. If sufficient open space is provided on-site, no public amenity of additional trees needs to be provided.

(PLUC vote: Yes-7, No-0, Abstain-0)

- v. Case Number: DIR-2016-0306-SPPA-SPPVTT-73884VTT-73906  
Project Location: 917-931 W. Olympic Blvd, 920-948 S. Georgia St  
Project Description/Request:  
The JW Marriott Headquarters Hotel and Conference Center Expansion Project (the Project) includes the addition of
- (i) 755 rooms to the JW Marriott Hotel at LA Live in a standalone (rooms only) tower within the Olympic North Subarea of the Los Angeles Sports and Entertainment District Specific Plan (LASED) Area (Hotel Room Expansion or JW Marriott North Tower),
  - (ii) approximately 170,000 square feet of Convention Center Expansion uses, including meeting and conference rooms, ballrooms, and exhibition uses above the Olympic West Parking Structure (LA Live Lot W parking garage) adjacent to the existing Marriott Conference Center (Conference Center Expansion);
  - (iii) approximately 17,800 square feet of Retail/Entertainment/Restaurant uses on the ground floor of the JW Marriott North Tower;
  - (iv) pedestrian bridges connecting the JW Marriott North Tower with the existing JW Marriott Hotel and connecting the existing JW Marriott Conference Center with the Conference Center Expansion;
  - (v) signage that is architecturally integrated into the façades of these buildings.
- With this expansion, the JW Marriott Hotel would become one of the largest headquarters hotels in the country, providing a major additional source of hotel rooms to serve the Los Angeles Convention Center. The additional meeting and conference rooms, ballroom, and exhibition facilities also would enhance existing synergies with the Convention Center.

**MOTION:** The DLANC Board recommends approval of the applicant’s requests with the following conditions:

(PLUC vote: Yes-7, No-0, Abstain-0)

- vi. Case Number: ZA-2015-3926-CU-CUB-SPPA-SPP  
Project Location: 675 S. Bixel Street and 1111 W. 7th Street  
Project Description/Request:  
The applicant requests the following discretionary approvals to allow construction of a unified, mixed-use development project consisting of 2 buildings located on 10 lots on 2 sites separated an intervening east-west alley (“Project”).
- “Site A,” bound by S. Bixel Street to the east, W. Ingraham Street to the north, S. Lucas Avenue to the west, and an alley to the south, is proposed to be developed with 36-story building containing up to 422 dwelling (rental apartment) units above approximately 5,597 SF of Ground Floor, Neighborhood Retail and Service uses.
- “Site B,” bound by an alley to the north, S. Bixel Street to the east, W. 7th Street to the south, and a commercial building to the west will be developed with a 7-story extended stay hotel containing up to 126 hotel guest rooms above Ground Floor, Neighborhood Retail and Service uses incorporated in the hotel use.

1) Pursuant to LAMC Section 11.5.7.C and Central City West Specific Plan (“CCWSP” or “Specific Plan”) Section 17.A.2, the Applicant requests Project Permit Compliance review. Pursuant to CCWSP Section 3.D, the CCWSP shall serve as a substitute ordinance and process for the requirements of LAMC Sections 16.05 and 12.24.U.14.

2) Pursuant to LAMC Section 11.5.7.E and CCWSP Section 3.C, the Applicant requests the following Specific Plan Project Permit Adjustments:

- a. Pursuant to CCWSP Sections 4 and 6.G.4, the Applicant requests a Project Permit Adjustment to permit portions of the Ground Floor to exceed three feet below curb- level and be less than 50 feet in depth along S. Bixel Street.
- b. Pursuant to CCWSP Appendix C.1.C, the Applicant requests a Project Permit Adjustment to permit a 3-foot, paved Open Space Setback along S. Bixel Street, in lieu of the 5 feet required, consistent with the newly adopted Mobility Element.
- c. Pursuant to CCWSP Appendix C.1.G, the Applicant requests a Project Permit Adjustment to permit a 3-foot highway dedication and street improvement along W. 7th Street, in lieu of the 5 feet required, consistent with the newly adopted Mobility Element.
- 3) Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24.W.19, the Applicant requests a Conditional Use approval in order to average the floor area and density across the unified development of Sites A and B.
- 4) Pursuant to LAMC Section 12.24.W.24.a., the Applicant requests a Conditional Use approval to permit a hotel in the C4 zone within 500 feet of an R Zone. The hotel component of the proposed Project would be located within approximately 420 feet of the R5(CW)-U/6 Zone to the west, across S. Lucas Avenue.
- 5) Pursuant to LAMC Section 12.24.E, and 12.24.W.1, the Applicant requests a Conditional Use approval to permit the sale of a full line of alcohol (“CUB”) for on-site consumption within proximately 71,571 square foot hotel.

**MOTION:** The DLANC Board recommends approval of the applicant’s requests.  
(PLUC vote: Yes-7, No-0, Abstain-0)

- b. Outreach Committee
  - i. **REPORT**

- c. Government Liaison
  - i. **REPORT**

- d. Urban Needs and Resources Committee
  - i. **REPORT**

- e. Livability Committee
  - i. Discussion of NPG for Briefly Cares and/or NKOR for portable showers and toilets. Possible action

12. 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.)

- 13. Other Board Comments and Announcements
- 14. Next Meeting April
- 15. Adjourn