



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: February 20, 2018

Contact: scott.bytof@dlanc.com for more information

1) Call to Order / Roll Call

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	No
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	No
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Yes
Audrey von Ahrens	Yes

2) Approve Minutes from 1/16/18

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

Vote Count: Yes: 5; No: 0, Abstention: 3; Absent: 3, Recused: 0

OUTCOME: Motion Passes

3) New Business

a) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com

Case Number: ZA-2008-284-CUB-PA1

Project Location: 350 S. Grand Avenue Los Angeles, CA 90071

Project Description: Pursuant to L.A.M.C. Section 12.24 M, the Applicant requests a Plan Approval to permit the continued sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in connection with an existing 157-seat (92 indoor and 65 patio), 5,600 s.f. restaurant (Blue Cow, in the Two Cal Plaza Center) with a 2,250 s.f. outdoor patio, and hours of

operation from 11:30 a.m. to 10:00 p.m. Monday through Friday, 5:00 p.m. to 10:00 p.m. Saturday (closed on Sunday), located on an approximately 71,903.7 s.f. lot in the C2-4D and R5-4D zones.

Request: Pursuant to LAMC 12.24 M, Plan Approval for the continued sale and/or service of a full line of alcohol w/in a 5,600 s.f. restaurant and 2,250 sf patio w/ 92 seats inside + 65 on the patio, w/ hours of operation 11:30am-10pm Mon-Fri, 5pm-10pm Sat. on the ground floor of a 52-story tower, on a 71,903.7 s.f. site, in the C2-4D and R5-4D zones.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2008-284-CUB-PA1. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

Presented By: Patti Berman

Seconded By: John Swartz

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

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com

Case Number: ZA-2017-5011- CUB

Project Location: 888 West Wilshire Boulevard Los Angeles, CA 90017

Project Description: Obtain Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption in a 7,578sf restaurant (Miro Restaurant), and to allow for live entertainment in conjunction with existing restaurant. The restaurant has 164 seats, including 294sf outdoor patio with 10seats (totaling 174 seats). Hours of operation requested are from 10am-2am daily.

Requests: Pursuant to LAMC § 12.24 W, 1, the applicant is requesting a conditional use to permit the on-site sales and consumption of a full-line of alcohol within an existing restaurant.

Pursuant to LAMC § 12.24 W, 18, the applicant is requesting a conditional use to permit to allow live entertainment and dancing in conjunction to a restaurant.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2017-5011- CUB. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

Presented By: Beverly Christianson

Presented By: Quinn Tang

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

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

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

Case Number: ZA-2017-978-ZV-SPP, ENV-2017-979-MND

Project Location: 1018 W. Ingraham Street Los Angeles, CA 90017

Project Description Request: Applicant proposes to build an 8 story mixed use building with 7 floors of apartments and one floor of street level commercial, parking is proposed to be provided at an off-site location.

1) Pursuant to LAMC Section 11.5.7C, and Section 17.A.1 of the CCWSP, the Applicant requests Project Permit Compliance review.

a. Pursuant to CCWSP Section 3.D, the CCWSP shall serve as a substitute ordinance and process for the requirements of LAMC Section 16.05 and LAMC Section 12.24U14.

b. Pursuant to CCWSP Section C2. Appendix D, up to 50% of the required trees will be planted offsite.

2) Pursuant to LAMC Section 12.27, the Applicant requests a Variance from Section 12.21A4a to locate the residential parking at an off-site location proximate to the site. 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: excavation, shoring, grading, foundation, haul route, removal of existing street trees, building and tenant improvements

Recommended action:

No action. Applicant will return to present at another time.

- d) **Presentation by:** Bryan Eck / bryan.eck@lacity.org, Tal Harari / tal.harari@lacity.org,
www.DTLA2040.com

Case Number: NA

Project Location: Downtown Los Angeles

Project Description/Request: Update on the DTLA 2040 Plan status and next steps.

Recommended action:

A working group will be formed to gather information and will report back to the main committee.

- 4) Proposed delivery dates – Minutes 2/24, Motions and Support Letter Drafts 3/2
- 5) Meeting Adjourned 9pm

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 Venice 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 .