



**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
PLANNING & LAND USE COMMITTEE**
<http://DLANC.org/planning-and-land-use>

Meeting Date: Tuesday, December 15, 2015
Meeting Time: 6:30 p.m.
Meeting Location:
 505 S. Flower Street, Ste B530, Los Angeles, CA 90071
 (City National Plaza Underground Food Court)

1. 6:47 - Call to Order, Roll Call, and Introduction

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	X	John Swartz	x
Tyler Murphy	x	Rick Rodriguez	x
Quinn Tang	x		
Robert Newman	x		

Minutes: Approved as amended regarding the Spring Street developments.

2. Old Business:

a. Presentation by David Weissglass (AR Associates) on behalf of Springtime in New York
 Case Number: ZA-2015-3123-CUB
 Project Location: 557 S. Spring Street
 Project Description/Request:
 Conditional Use Permit to allow the sales and services of beer and wine in conjunction with a 640 sf expansion of an existing 828 sf restaurant seating 46 and 300 sf outdoor dining area seating 17. Hours of operation are from 8am-2am daily. Previously request without the outdoor seating was approved by PLUC meeting on 10/22/2015.

Recommended action: Applicant to return next meeting with accurate plans showing the dimensions of the patio and sidewalk.

3. New Business:

a. Presentation by Terri Dickerhoff (CGR Development) on behalf of Fig Asset Capital, LLC
 Case Number: ZA-2014-4420 CUB
 Project Location: 660 S. Figueroa Street
 Project Description/Request:
 Conditional Use to permit for the on-site sale of full alcohol in conjunction with a 5,339 sf

restaurant with 75 total dining seats, which includes 59 indoor dining seats, 8 lounge seats, 4 bar seats and 4 outdoor patio seats, with live entertainment. Hours of operation 24 hours. Second space of subdivided space- shopping to various tenants. Bar and table seats. No tenant yet identified. Will be in place of the existing bank. Hours of operation 6 am to 2am alcohol.

Recommended action: Approval with condition stipulating “applicant will need to re-request DLANC approval is restaurant is not a sit-down establishment.”

Motion to approve with condition:

1st: Tyler Murphy

2nd: Robert Newman

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	x	John Swartz	x
Tyler Murphy	x	Rick Rodriguez	Abstained
Quinn Tang	x		
Robert Newman	x		

b. Presentation by Rachel Finfer (Manatt) on behalf of Thrifty Payless Inc. with Ride Aid applicant.

Sandy Chandler-Asset Protection Management

Case Number: ZA-2006-1650-CUB-PA1

Project Location: 500 S. Broadway

Project Description/Request:

Pursuant to LAMC 12.24 M1, the applicant requests a Plan Approval to permit continued sales and dispensing of a full line of alcoholic beverages only for off-site consumption, in conjunction with a 10,145 sf convenience drug store (Rite Aid) which is relocated directly across the street from the southwest corner of Broadway Avenue and 5th Street.

Recommended Action: Approved with condition that requires plan approval if ownership and/or operator changes.

Motion to approve with condition:

Rick Rodriguez: 1st

Robert Newman: 2nd

Unanimous approval

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	x	John Swartz	x
Tyler Murphy	x	Rick Rodriguez	x
Quinn Tang	x		
Robert Newman	x		

c. Presentation by Ariana Martino (EPG) on behalf of Kinfolk

Case Number: ZA-2015-3836-CUB-CUX

Project Location: 2028 E. 7th Street

Project Description/Request:

Pursuant to LAMC § 12.24 W,1, the applicant is requesting a new Conditional Use permit to upgrade from onsite beer and wine service to a full line of alcoholic beverages in conjunction with a 2,213 sf restaurant and coffee bar having 112 seats; 1,294 sf of retail/café use having 0 seats; and a 2,441 sf banquet hall having a maximum of 189 seats. The applicant is requesting hours of operation between 6am-2am, and live entertainment.

Pursuant to LAMC § 12.24 W,18, the applicant is requesting conditional use to permit dancing in conjunction with the 2,441 sf banquet hall/dance hall space. The request is in conjunction with a partial change of use from restaurant/banquet.

Recommended action:

Motion to Approve:

1st: Robert Newman

2nd: Patti Berman

Unanimous approval

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	x	John Swartz	x
Tyler Murphy	x	Rick Rodriguez	x
Quinn Tang	x		
Robert Newman	x		

d. Presentation by Spencer Regnery (GPA, Inc) on behalf of Coffee House Holdings, Inc (Starbucks Evenings)

Case Number: ZA # to be verified

Project Location: - 600 W. 9th Street Ste. 135

Project Description/Request:

Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 1564 sf restaurant/coffee shop (Starbucks).

Current hours of operation from 5am to 10pm but requesting 12pm to 10pm for alcohol to be served. All alcohol to be served into glasses. Signage on door and security will ensure no alcohol is allowed outside.

Recommended action:

Motion to Approve:

1st: Tyler Murphy

2nd: Robert Newman

PLUC Agenda -November 17, 2015

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	x	John Swartz	Abstained
Tyler Murphy	x	Rick Rodriguez	x
Quinn Tang	x		
Robert Newman	x		

e. Presentation by Andie Adame (Craig Lawson & Co) on behalf of IHG Management (Maryland), LLC

Case Number: ZA-2015-3169-CUB

Project Location: 899 S. Francisco Street

Project Description/Request:

A Conditional Use Permit Pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption including room service and in-room alcohol access cabinets in conjunction with the 254,532 square foot, 350 room Hotel Indigo, in the C2-4D Zone.

Recommended action:

Motion to Approve:

1st: Tyler Murphy

2nd: John Swartz

Unanimous approval

Simon Ha	x	Scott Bytof	x
Patti Berman	x	Lauren Mishkind	x
Ted Nathanson	x	John Swartz	x
Tyler Murphy	x	Rick Rodriguez	x
Quinn Tang	x		
Robert Newman	x		

4. Next Meeting : January 19, 2016 at 6:30pm

Adjourned at 9pm