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**Patti Berman, President**  
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**Scott Bytof, Treasurer**  
**Tina Pellegrino, Secretary**

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

Committee Board co-Chair Simon Ha • [simonha.dlanc@gmail.com](mailto:simonha.dlanc@gmail.com)  
Committee Public co-Chair James Doizaki • [jdoizaki@yahoo.com](mailto:jdoizaki@yahoo.com)

**When: TUESDAY • August 20, 2013 • 6:30 p.m.**

**Where: 505 S. Flower St - Suite B530 • Los Angeles, CA 90071**

**MINUTES OF MEETING**

1. Call to order and roll call

Co-Chair Simon Ha called the meeting to order at 6:35pm.

Committee members present: Co-chair Simon Ha, Co-chair James Doizaki, Patti Berman, Russell Brown, Scott Bytof, Jason Claypool, Phillip Estes, General Jeff, Robert Newman and Brady Westwater.

2. Public comment

No public comments were made at this time.

3. Presentation by Nikola Hlady (EPG Inc) regarding a plan approval for the Globe Theater located at 740 S. Broadway (DIR-2009-004-RV-PA4)

Presented by Nikola Hlady on behalf of the operator, Erik Chol. The project consists of the existing 24,347 sf Globe Theater space within a larger mixed-use building. Applicant is seeking a plan approval to modify the existing CUB permit that was approved under the former tenant, the 740 Club. The project calls for a \$5 million renovation of the existing theater space to create a high-end, upscale events venue. The project has the support of City Council office and has met with neighboring residents & stakeholders. After a brief discussion, General Jeff moved that the Committee recommends that the DLANC Board write a letter of support for the Globe Theater project, seconded by Brady Westwater. Motion passed unanimously.

4. Presentation by Mayer Separzadeh (Downtown Live) regarding a plan approval for the CUB permits for the restaurants located at 1248 S. Figueroa (ZA-2009-2992-CUB-CUX)

This item was continued for a future meeting.

5. Presentation by Brett Engstrom (Art Rodriguez & Assoc) regarding a master plan approval for a proposed restaurant located at 735 S. Figueroa (ZA-2013-1141-MPA)

Presented by Brett Engstrom on behalf of the operator, City Tavern. The project consists of a proposed 199 seat, 4,972 sf restaurant space within the food court of the Figat7th retail complex. The applicant is seeking a plan approval for a full line of alcohol for on-site consumption in conjunction with the proposed restaurant under the master CUB permit approved for the Figat7th development. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for City Tavern, seconded by Phillip Estes. Motion passed unanimously.

6. Presentation by Eddie Navarrette (FE Design) regarding a CUB permit for the Spring Street Bar located at 626 S. Spring Street (ZA-2013-1925-CUB)

Presented by Eddie Navarrette on behalf of the operator, Jonny Valenti. Project consists of an existing 62 seat, 1,300 sf bar/tavern located on the ground floor of the City Lofts building. Applicant is seeking to change from a Type 47 to a Type 48 CUB permit for a full line of alcohol for onsite consumption with discounted sales and limited live entertainment and to allow offsite beer sales. Based upon comments from the Committee at an earlier meeting, the applicant submitted volunteered conditions for the offsite beer sales. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for Spring Street Bar, seconded by Patti Berman. Motion passed unanimously.

7. Presentation by May Phutikanit (FE Design) regarding a CUB permit renewal for the Library Bar located at 630 W. 6<sup>th</sup> Street (ZA-2013-2009-CUB)

Presented by Eddie Navarrette on behalf of the operator, Michael Leko. Project consists of an existing 95 seat, 2,000 sf bar/tavern located on the ground floor of a larger residential building. Applicant is seeking a renewal of the current CUB permit for a full line of alcohol for on-site consumption with discounted sales and limited live entertainment. After a brief discussion, Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the Library Bar, seconded by Patti Berman. Motion passed unanimously.

8. Presentation by Michael Ayaz (Liquor License) regarding a CUB permit for a proposed restaurant project located at 655 S. Hope Street (ZA-2013-2014-CUB)

Presented by Michael Ayaz on behalf of the operator, Vic Stagliano. Project consists of a proposed 66 seat, 4,190 sf restaurant space located on the ground floor of a larger mixed-use residential building. Applicant is seeking a CUB permit for a full line of alcohol for on-site consumption in conjunction with the proposed restaurant. Project has the support of City Council office and LAPD. After a brief discussion, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project, seconded by Robert Newman. Motion passed unanimously.

9. Presentation by Jaime Canez regarding a proposed mixed-use project located at 1200 S. Santa Fe Avenue (ZA-2013-606-ZV)

This item was continued for a future meeting.

10. Discussion of DLANC area projects proposed for No Position:
  - a. 750 W. 1<sup>st</sup> Street – categorical exemption – pavement grading

Patti Berman moved that on behalf of the DLANC Board, the Committee hereby votes to take no-position with respect to the applications filed with the City Planning department listed above; Jason Claypool seconded. Motion passed unanimously.

11. Discussion of a proposed Tree Bank for future downtown development projects

Russell Brown briefed the Committee on the idea of creating a Tree Bank for community benefits for future new downtown development projects. Russell will craft a motion to take to the DLANC Board for forming a working group for a potential Tree Bank.

12. Approval of minutes from prior meeting: July 23, 2013

Patti Berman moved approval of the minutes from the July meeting, General Jeff seconded. Motion passed unanimously with absent members deemed abstaining.

13. Future agenda items. Next meeting: September 17, 2013

Next meeting scheduled for September 17 at the same location.

14. Member comment

Phillip Estes – is resigning from the Committee to focus on his Masters studies

15. Adjournment

Patti Berman moved adjournment of meeting, seconded by Jason Claypool. Motion passed unanimously. Meeting adjourned at 8:55pm by consensus.