



[www.dlanc.org](http://www.dlanc.org)  
P.O. Box# 13096  
Los Angeles, CA 90013-0096



**Patti Berman, President**  
**Russell Brown, VP Administration**  
**Anastasia Johnson, VP Outreach & Communication**  
**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 • September 17, 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 6:40pm.

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

2. Public comment

No public comments were made at this time.

3. Presentation by Donna Shen Tripp (Craig Lawson & Co) regarding a proposed mixed-use residential project located at 233 Washington Blvd (CPC-2008-596-GPA-ZC-SPR)

Presented by Donna Tripp on behalf of the developer, Issac Norman. Project consists of a 7 story, 160 unit, residential condo building with approx 24,000 sf of ground floor retail space. Site currently is a surface parking lot. The project has been reviewed by the Downtown Urban Design Studio. Applicant is seeking a Tentative Tract map, Zone change, General Plan amendment and Site Plan review. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the Grand Metropolitan project, seconded by General Jeff. Motion passed unanimously.

4. Presentation by Rachel Finfer (EPG Inc) regarding a master CUP permit for the Spring Arcade establishments located at 516 S Broadway (ZA-2013-1068-MCUP)

Presented by Rachel Finfer on behalf of the developer, Greg Martin. Project consists of 7 separate food service establishments on the ground floor of the Spring Arcade & Tom McCan buildings. Applicant is seeking a Master CUB permit for a full line of alcohol for onsite consumption for 3 restaurants and a bar, and beer & wine only for onsite consumption for 2 restaurants and a bakery. The project has the support of neighboring residents, stakeholders, LAPD and City Council office. After a brief discussion, Patti Berman moved that the

Committee recommends that the DLANC Board write a letter of support for the Spring Arcade project, seconded by Robert Newman. Motion passed unanimously.

5. Presentation by Ulviyya Nasibova (El Dorado HOA) regarding a Mills Act application for the El Dorado Lofts building located at 416 S. Spring Street (CHC-2013-1657-MA)

Presented by Ulviyya Nasibova on behalf of the El Dorado Loft HOA. Project consists of the historic Stowell building which is the current site of the 65 unit El Dorado Lofts. Applicant is seeking support for their Mills Act application, which will enable the HOA to obtain financing to restore some of the historic character of the building. The most urgent item to restore is the vaulted prism tiles in the sidewalk in front of the building. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the Stowell Mills Act application, seconded by General Jeff. Motion passed unanimously.

6. Presentation by Joanna Amador (Urban Strategy Group) regarding a CUB permit for a proposed restaurant located at 716 S. Spring Street (ZA-2013-2111-CUB)

Presented by Joanna Amador on behalf of the operator, Tom Sopitkuankan. Project consists of a proposed 146 seat, 3,992 sf restaurant on the ground floor of a larger commercial building. The applicant is seeking a CUB permit for a full line of alcohol in conjunction with the restaurant, with live entertainment and incidental patron dancing. The applicant volunteered conditions of no cover charge, no discounted sales and no dance floor. After some discussion, the Committee recommended an additional condition that the CUB permit cannot exceed the maximum occupant load of approx 150 persons. With the additional condition, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project, seconded by Brady Westwater. Motion passed unanimously.

7. Presentation by Kiran Rishi (EPG Inc) regarding a CUB permit for beer & wine for the Great Balls restaurant located at 452 S. Main Street (ZA-2013-2362-CUB)

Robert Newman recused himself from this discussion. Presented by Elizabeth Peterson on behalf of the building owner, Skid Row Housing Trust. Project consists of the proposed Great Balls restaurant located on the ground floor of the New Genesis SRO building. This item was approved by the Committee at a prior meeting, but the DLANC Board sent it back to Committee for further discussion. Previously, the applicant asked for a CUB permit for a full line of alcohol. After some additional public outreach, the applicant is now asking for a CUB permit for beer & wine only for onsite consumption in conjunction with the proposed restaurant. The project now has the support of New Genesis residents, as well as the local Business Improvement District, LAPD and City Council office. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the Great Balls restaurant, seconded by Patti Berman. Motion passed with one member opposing.

8. Presentation by Kiran Rishi (EPG Inc) regarding a CUB permit for beer & wine for the existing Maccheroni Republic restaurant located at 332 S. Broadway (ZA-2013-2653-CUB)

Presented by Rachel Finfer on behalf of the operator, Jean Louis De Mori. The project consists of a 130 seat, 3,034 sf restaurant on the ground floor and outside patio area. The restaurant has been operating for about a year and the applicant is seeking a CUB permit for beer & wine only for onsite consumption in conjunction with the restaurant. The operator also successfully operates another similar style restaurant in the Los Angeles area. After a brief discussion, Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the Maccheroni Republic, seconded by Celine Larkin. Motion passed unanimously.

9. Informal presentation by Hamid Behdad (Central City Development) regarding a proposed mixed-use high rise project located at Broadway & 4<sup>th</sup> Street

Informal presentation by Hamid Behdad on behalf of the developer. Project under consideration consists of an 11 story, 450 unit, market rate apartment building with ground floor retail. The architect on the project is Doug Hansen. The presenter will come back before the Committee once the project is filed with the City Planning department and discretionary action is required.

10. Discussion of DLANC area projects proposed for No Position:

- a. 1100 W. Wilshire – installation of 2 wall signs

Celine Larkin 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; General Jeff seconded. Motion passed unanimously.

11. Discussion of a proposed City Council ordinance restricting future low-rise development projects in downtown

Jessica Wethington-McLean from CD14 briefly updated the Committee on the Internal Control Ordinance (ICO) introduced by Councilman Huizar to limit the development of future low rise projects within a designated area around the Convention Center/LA Live complex. The ICO is intended to incentivize future high rise projects in the area to support the local infrastructure to entice more conventions to consider Downtown LA as a destination.

12. Discussion of a DLANC form letter for discretionary action on projects that are unavailable to present their application to the Neighborhood Council prior to their Public hearing

This item was continued for a future meeting.

13. Approval of minutes from prior meeting: August 20, 2013

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

14. Future agenda items. Next meeting: October 15, 2013

Next meeting scheduled for October 15 at the same location.

15. Member comment

No additional member comments were made at this time.

16. Adjournment

Co-Chair Ha moved adjournment of meeting, seconded by Patti Berman. Motion passed unanimously. Meeting adjourned at 10:15pm by consensus.