

 <p><b>Downtown Los Angeles Neighborhood Council</b></p> <hr/> <p><a href="http://www.dlanc.org">www.dlanc.org</a>  P.O. Box# 13096  Los Angeles, CA 90013-0096</p>	 <p><a href="http://lacity.org">lacity.org</a></p>	<p><b>Patti Berman, President</b>  <b>Russell Chan, VP</b>  <b>Administration</b>  <b>Anastasla Johnson, VP</b>  <b>Outreach &amp;</b>  <b>Communication</b>  <b>Quinn Tang, Treasurer</b>  <b>Stephen Kane,</b>  <b>Secretary</b></p>
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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE**  
<http://DLANC.org/planning-and-land-use>  
Committee Board Chair Simon Ha • [simonha.dlanc@gmail.com](mailto:simonha.dlanc@gmail.com)

**MINUTES OF MEETING**

Meeting Date: Tuesday, March 17, 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)  
Contact: [simon.ha@dlanc.com](mailto:simon.ha@dlanc.com) for more information

1. 6:30 - Call to Order, Roll Call, and Introduction

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

2. ANNOUNCEMENTS – Information about specific events important to Downtown

- None

3. 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.)

- None

4. Approve Minutes from 2/27/2015

Motion to approve: Patti Berman  
Second: Scott Bytof

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

5. Report on Last DLANC Board Meeting concerning items presented by PLUC

- All PLUC agenda items passed through DLANC Board

7. New Business

- a. Presentation by Ariana Martino (EPG) on behalf of Nikmel LLC

Case Number: ZA-2015-702-CUB

Project Location: 523 S. Broadway

Project Description/Request: Pursuant to LAMC section 12.24 W1, the applicant is requesting a conditional use to permit the on-site sales and dispensing of a full line of alcohol in conjunction with a 3175sf restaurant with an outdoor patio, having hours of operation and alcohol sales from 8am to 2am daily with live entertainment.

Proposed action:

- Motion: The Planning and Land Use Committee requests that the DLANC board approve the applicant's requests with the following conditions:
  - Conditions: Music in the outdoor area would end at 10PM Sunday- Thursday and 12AM on Friday and Saturday.
  - Motioned: Patti Berman
  - Seconded: Robert Newman

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

- Motion to approve passed.

- b. Presentation by Dafne Gokcen (FE Design) on behalf of The Exposition Bar Group LLC

Case Number: ZA-2015-041-CUB

Project Location: 519 S. Spring St.

Project Description/Request: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 2927 sf restaurant offering limited live entertainment and having 95 seats inside and 16 seats

outside in a 238 sf patio located in private and public way and with hours of operation from 8am-2am.

Proposed action:

- Motion: The Planning and Land Use Committee requests that the DLANC board approve the applicant’s requests.
  - Motioned: Lauren Mishkind
  - Seconded: Ted Nathanson

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

- Motion to approve passed.

- c. Presentation by Dafne Gokcen (FE Design) on behalf of Shibumi  
 Case Number: ZA-2015-575-CUB  
 Project Location: 809 S. Hill St.  
 Project Description/Request: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 1718 sf restaurant offering limited live entertainment and having 49 seats inside and 16 seats outside in a 202 sf patio located in public way and with hours of operation from 12pm- 2am daily for the interior and 12pm-12am daily for the outdoor patio.

Proposed action:

- Motion: The Planning and Land Use Committee requests that the DLANC board approve the applicant’s requests.
  - Motioned: Rick Rodriguez
  - Seconded: Robert Murphy

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

- Motion to approve passed.

- d. Presentation by Dafne Gokcen (FE Design) on behalf of Coronados Enterprises, LLC  
 Case Number: ZA-2009-3718-CUB-PA1  
 Project Location: 212 W. 5th St.  
 Project Description/Request: A Plan Approval to extend the term of ZAQ 2009-3718(CUB) for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 1750sf restaurant having 55 seats and to modify existing conditions of approval #7 to allow hours of alcoholic beverages sales from 8am to 1:30am daily, #8 to allow a ten year term, #23 to allow live entertainment until 12am, and #29 to allow 12 seats at the fixed bar and to remove conditions #9 and #19.

Proposed action:

- Motion: The Planning and Land Use Committee requests that the DLANC board approve the applicant’s request.
  - Motioned: John Swartz
  - Seconded: Robert Newman

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

- Motion to approve passed.

- e. Presentation by Ben Fiss (Craig Lawson & Co) on behalf of EQR-4th & Hill LP.  
 Case Number: DIR-2015-981-SPR-TDR  
 Project Location: 338 S. Hill St.  
 Project Description/Request: 33 story mixed-use building consisting of 428 residential apartment units and 2,894sf of commercial space with 433 parking spaces. The project includes a 5% very-low and 20% workforce affordable housing component. Project is requesting approval of site plan review and transfer of floor area under 50,000 sf.

Proposed action:

- Motion: The Planning and Land Use Committee requests that the DLANC board approve the applicant’s requests with the following conditions:
  - Conditions: Keep a sidewalk access or provide temporary walkway during construction.
  - Motioned: John Swartz
  - Seconded: Patti Berman

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

- Motion to approve passed.

8. Committee member comment on non-agenda items.

- Downtown MAP
  - \$5K grant to do a map of DLANC area
  - South Park BID may find money to continue funding for this.
- Sidewalk closure map
  - 7 construction sites along Olive.
  - Tanner has been working on this.. going to try to push it through.
  - Michael LoGrande
- Scott Bytof
  - Put it on planning page-

9. Next Meeting: April 21, 2015 at 6:30pm

10. Adjourn

- Motioned: John Swartz
- Seconded: Robert Newman

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

- Meeting adjourned 8:50 PM