



# PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** August 15, 2017

**Meeting Time:** 6:30pm

**Meeting Location:** City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

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

- 1) Call to Order / Roll Call at 6:40pm

Scott Bytof - Chair	Present
Patti Berman	Present
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Present
Michael Delajani	Present
Simon Ha	NP
John Swartz	Present
Lauren Mishkind	NP
Quinn Tang	Present

- 2) Committee Member Introductions

- 3) Approve Minutes from 7/18/17

Presented by: Scott Bytof

Seconded by: Quinn Tang

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	NP
John Swartz	Yes
Lauren Mishkind	NP
Quinn Tang	Yes

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

- 4) Report on 8/8/17 DLANC Board Meeting concerning items presented by PLUC – 655 S. San Pedro St and 656-660 S. Stanford Ave pulled for debate and passed.

- 5) Declarations of Ex Parte communications – Scott notes Item 10f (1234 Wilshire), he reached out to building where the project resides earlier today.
- 6) Open Committee Seat
- 7) General 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.) - No comments.
- 8) Committee Member Comments
  - Committee member notes that a member of the public mentioned several meetings ago that developer-contributed funds have not been allocated; so keep in mind if committee sees things missing in any project, there may be a way achieve (such missing item(s)).
- 9) Old Business: None
- 10) New Business

a) **Presentation by:** Sara Haughton/sara@raa-inc.com

**Case Number:** ZA-2017-2206-CUB, ENV-2017-2207-CE

**Project Location:** 2121 E. 7<sup>th</sup> Place, Los Angeles, CA 90021

**Project Description/Request:** Pursuant to LAMC 12.24 W.1. A request for a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcohol in conjunction w/an existing 2,923 SF restaurant with one fixed bar, 108 indoor seats, a 763 SF uncovered patio w/34 seats, a 524 SF covered patio in the public right-of-way w/32 seats & hours of operation from 7 AM-2AM, daily with live entertainment in the M3-1-RIO Zone. Related Case No. ZA-2011-3215(CUB).

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in continued support of the Applicant’s request in Planning Case No ZA-2017-2206-CUB, ENV-2017-2207-CE.**

Presented by: Patti Berman

Seconded by: Scott Bytof

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	NP
John Swartz	Yes
Lauren Mishkind	NP
Quinn Tang	Yes

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

b) **Presentation by:** Brett Engstrom/[engstromplanning@gmail.com](mailto:engstromplanning@gmail.com)

**Case Number:** ENV-2017-2460-CE, ZA-2017-2459-MPA

**Project Location:** 700 W. 7<sup>th</sup> St., Los Angeles, CA 90017

**Project Description:** Sale of alcoholic beverages for on-site consumption in conjunction with a new full service (yakitori/izakaya style) restaurant within “The BLOC” development. Interior is 2,000 s.f. with 66 seats, and a 285 s.f. patio with 24 seats.

**Request:** Per LAMC 12.24-M, Plan Approval (Under ZA 2014-1149 MCUP) to allow the sale of alcoholic beverages for on-site consumption in conjunction with the operation of a new restaurant in a C2-4D zone. Interior seating for 66, patio seating for 24. Hours of operation 8am-2am daily.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter in support of the Applicant’s request in Planning Case No ENV-2017-2460-CE, ZA-2017-2459-MPA.

Presented by: Scott Bytof

Seconded by: Patti Berman

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	NP
John Swartz	Yes
Lauren Mishkind	NP
Quinn Tang	Yes

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

c) **Presentation by:** Valerie Sacks/[valerie@liquorlicense.com](mailto:valerie@liquorlicense.com)

**Case Number:** ENV-2017-1794-CE, ZA-2017-1793-CUB

**Project Location:** 420 East 3<sup>rd</sup> Street Los Angeles, CA 90013

**Project Description:** CUB for sale of a full line of alcohol at a 53-seat, 1036 sf restaurant & a Master CUB for up to 5 beer & wine licenses in conjunction with a 6184 sf area with up to 122 seats inside + 22 seats on a 603 sf patio; 7823 sf total & up to 197 seats total; in an existing 10 story office building located in the M2-2D-O-zone at 420 3<sup>rd</sup> Street in the Little Tokyo area of Downtown Los Angeles.

**Request:** Pursuant to LAMC 12.24-W,1. CUB for sale of a full line of alcohol in conjunction with a 53-seat, 1036 sf restaurant; a Master CUB for sale of beer & wine (up to 5 licenses) in conjunction with a 6184 sf food hall with up to 6 operators & up to 122 seats in shared interior, and an additional 22 seats on 603 sf patio; all open 10am-1am daily.

Information from Attachment A of Dept. of City Planning application:

Pursuant to L.A.M.C. Section 12.24 W1, the Applicant, 420 Food Hall, LLC dba 420 Food Hall (“420 Food Hall” or “The Applicant”), is seeking a Conditional Use Permit for alcohol service in connection with restaurant uses in an approximately 7,823 s.f. ground floor space (7,220 inside plus a 603 s.f. patio) with 197 seats overall, all in an existing 10 story office building located in

the M2-2D-O-zone at 420 3<sup>rd</sup> Street in the Little Tokyo area of Downtown Los Angeles (“Site”). The request is for a CUP pursuant to L.A.M.C. 12.24W1 to approve up to 6 restaurant concepts as follows:

- Up to 5 restaurants with service of beer and wine for on site consumption pursuant to a type 41 ABC license in a shared 6,787 s.f. food court space, including up to 122 seats in a shared interior area 6,184 s.f. in size, and up to 122 seats in a shared interior area 6,184 s.f. in size, and up to 22 seats on a 603 s.f. patio; and
- One restaurant with the service of a full line of alcoholic beverages for on-site consumption (type 47 ABC license) in a segregated 1,036 s.f. portion of the 7,220 s.f. interior food court containing up to 53 patron seats.

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in continued support of the Applicant’s request in Planning Case No. ENV-2017-1794-CE, ZA-2017-1793-CUB**

Presented by: Quinn Tang  
 Seconded by: Patti Berman

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	NP
John Swartz	Yes
Lauren Mishkind	NP
Quinn Tang	Yes

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

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

**Case Number:** ENV-2017-2830-EAF, ZA-2017-2829-MCUP

**Project Location:** 1023-1043 S. Broadway Street Los Angeles, CA 90015

**Project Description:** Convert existing ground floor commercial space into two restaurants with on-site consumption of a full-line of alcohol and one one restaurant/market with both on-site and off-site consumption of full line, with 643 total seats.

**Request:** Pursuant to LAMC 12.24-W,1. A MCUP for a full-line alcohol for 2 restaurants with on-site consumption and one restaurant/market with both on-site & off-site consumption, totaling 15,995 sf interior and 642 sf outdoor patio space with a total 559 interior seats and 84 patio seats. Hours of operation 8am-2am, daily.

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter in continued support of the Applicant’s request in Planning Case No ENV-2017-2830-EAF, ZA-2017-2829-MCUP; such support is conditioned on the following: (i) when the operator(s) is identified, the operator(s) shall return to PLUC to present their project.**

Presented by: John Swartz  
Seconded by: Patti Berman

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

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

- e) **Presentation by:** Elizabeth Peterson/ Elizabeth Peterson/elizabeth@epgla.com  
**Case Number:** ZA-2017-2378-MPA, ENV-2017-2379-CE  
**Project Location:** 940 S. Figueroa St., Los Angeles, CA 90015  
**Project Description Request:** A Plan Approval to permit the on-site sale and dispensing of a full line of alcoholic beverages with live entertainment, public dancing, and restaurant service in four venues in conjunction with approved case ZA-2013-2284(MCUP).

Pursuant to LAMC 12.24-W,1. The applicant is requesting a Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with previously approved case ZA-2013-2284(MCUP), in conjunction with an existing 72,627 sf theater with restaurant, cultural, and event spaces located at 940 S. Figueroa with hours of operation from 11 AM-2AM, daily.

Pursuant to LAMC 12.24-W, 18. The applicant is requesting a Plan Approval to allow for dancing and live entertainment in conjunction with previously approved case ZA-2013-2284(MCUP).

**Recommended action:** MATTER HAS BEEN POSTPONED

- f) **Presentation by:** Michael Pauls/michaelpauls@earthlink.net  
**Case Number:** ZA-2017-1933-CUB  
**Project Location:** 1234 Wilshire Blvd., Los Angeles, CA 90017  
**Project Description:** Conditional Use to allow the sale of limited beer and wine for off site consumption, in conjunction with the operation of a proposed 7-Eleven food store.

**Request:** Pursuant to LAMC 12.24-W,1. A request to permit the sale of limited beer and wine for off-site consumption in conjunction with the operation of a proposed 7-Eleven food store.

**Public Comment:** Member of the public spoke; owns restaurant business at 1234 Wilshire #105 next to Subway; concerned about parking as current on-site lot has only 8 spaces for customers and currently there are no parking attendants monitoring parking use.

**Recommended action:** Motion to postpone action on this matter\*

**\*Committee would like to see feedback from residents of the building regarding the project; and seeking a security plan**

Presented by: Patti Berman

Seconded by: Michael Delajani

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	NP
Nate Cormier	NP
Beverly Christiansen	Yes
Michael Delajani	Yes
Simon Ha	NP
John Swartz	Yes
Lauren Mishkind	NP
Quinn Tang	Yes

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

- 11) Arts District Live/Work Ordinance and Hybrid Industrial Ordinance Update from Patti Berman
- 12) Mapping Update from John Swartz
- 13) DLANC PLUC Monthly Schedule July-September, 2017
- 14) Community Plan Update
- 15) Committee Member Comments and Announcements – Commentary that it would be good to have more outreach to the community regarding PLUC matters/meeting.
- 16) Next Meeting: 9/19/17 – Chair will be absent
- 17) Adjourned at 8:50pm

**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.

**POSTING:** 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) <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) <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 213-485-1360 or email [ncsupport@lacity.org](mailto:ncsupport@lacity.org) .