



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** October 15, 2019

**Meeting Time:** 6:30pm

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

**Contact:** [Beverly.christiansen@dlanc.com](mailto:Beverly.christiansen@dlanc.com) and/or [ryan.afari@dlanc.com](mailto:ryan.afari@dlanc.com) for more information

*Note: This is a joint meeting of DLANC PLUC and DLANC Board*

## 1) Call to Order / Roll Call

Beverly Christiansen – Chair	
Ryan Afari – Co-Chair	
Patti Berman	
Wendell Blasingame	
Michael Delijani	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	
Tanner Blackman	
Noam Rosenthal	

- 2) Committee Member Introductions
- 3) Approve Minutes from 8/20/19 & 9/10/19
- 4) Report on 10/07/19 DLANC Board Meeting concerning items presented by PLUC.
- 5) Declarations of Ex Parte communications
- 6) 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.)
- 7) Committee Member Comments

8) New Business

- a) **Presentation by:** Tari Kuvhenguhwa, FE Design & Consulting  
**Case Number:** ZA-2019-5278-CUB  
**Project Location:** 514 West 7th Street - Gyu-Kaku Japanese BBQ

**Project Description:** A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 4,614 sq. ft. restaurant having 138 indoor seats, with hours of operation from 10:00 a.m. to 2:00 a.m. daily.

**Project Request:** Pursuant to LAMC Section 12.24-W,1, A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 4,614 sq. ft. restaurant having 138 indoor seats, with hours of operation from 10:00 a.m. to 2:00 a.m. daily.

**Recommended action:** To be determined.

- b) **Presentation by:** Ben Spector  
**Case Number:** CPC-2016-4675-TDR-VCU-MCUP, VTT-74761, ENV-2016-4676-EIR  
**Project Location:** 202 W 1st – Onni Times Square

**Project Description:** Redevelopment of Times Mirror Square with demolition of two buildings, preservation/reuse of three existing buildings, and construction of two high-rise towers with 1,127 residential units and 34,572 SF of ground floor retail.

**Project Request:** Transfer of floor area (TFAR) per Section 14.5.6.B for greater than 50,000 SF of floor area for the transfer of 548,440 SF of floor area from the Los Angeles Convention Center (donor site) to the project site (receiver site); vesting conditional use per Section 12.24.W.19 to permit floor area averaging within a unified development; and master conditional use permit per Section 12.24.W.1 to allow the on-site and off-site sale and consumption of alcohol within the project's commercial retail spaces. Vesting tentative tract map per Section 17.15 for residential and commercial condominium purposes.

**Recommended action:** To be determined.

- c) **Presentation by:** LoGrande & Co.  
**Case Number:** ZA-2019-2554-CUB  
**Project Location:** 718 S Hill  
Green Street

**Project Description:** A conditional Use Permit to allow the on-site consumption of a full line of alcohol beverages in conjunction with a restaurant with 180 interior seats, 19 exterior patio seats, and 130 roof deck seats in the C5-4D zone.

**Project Request(s):** Approval of a CUB for onsite consumption of a full line of alcoholic beverages in conjunction with a restaurant.

**Recommended action:** To be determined.

- d) **Presentation by:** Rosemary Medel, KWA, Rep.  
**Case Number:** ZA-2019-4776-CUB, ENV-2019-4778-CE  
**Project Location:** 361 S. Spring Street  
CitizenM Hotel

**Project Description:** A Conditional Use Permit to allow the sale of dispensing of a full line of alcoholic beverages for onsite consumption, in conjunction with a new 93,934 square foot hotel, which includes 315 rooms, 1,823.57 square foot bar/bakery located on the 1<sup>st</sup> floor, with 120 interior seats and two living rooms with 52 seats for a total of 172 interior seat, with a 24-hour of operations daily. Allow pre-recorded ambient music.

**Project Request(s):** Pursuant to LAMC 12.24 W 1, A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with a new 93,934 square foot hotel. The common area measures 4,056 square feet and includes 315 rooms, 1,823.57 square foot bar/bakery, 172 interior seats and 24-hour operation.

**Recommended action:** To be determined.

- e) **Presentation by:** John Hrovat  
**Case Number:** DIR-2015-981-SPR  
**Project Location:** 338 S. Hill Street  
4<sup>th</sup> & Hill (Project Update – Previously Supported by DLANC)

**Project Description:** 428-unit, mixed-income and mixed-use development. The re-designed 31-story tower will be built over and around the north transit portal for the Metro Red Line Pershing Square Station. The site is directly adjacent to the historic Grand Central Market and a short walk to the city's civic and financial centers. We are currently pursuing entitlements and plan to start construction in the first quarter of 2020.

Since our last presentation, the project team has conducted extensive community outreach and gained significant local community support through some thoughtful redesign efforts. The corner element was reduced in height from 8 to 4 stories, the parking levels at the corner were designed to facilitate the retrofit to commercial use in the future, and the ground floor retail was redesigned to be much more engaging to pedestrians and transit riders. Mechanical parking was designed into the project to optimize the remaining parking areas that were traditionally parked.

**Project Request(s):** open space reduction as further described in Attachment A

Based on the proposed unit configuration, the project would typically be required to provide 45,975 square feet of open space. Requesting a Director's Determination pursuant to [code section], the Project intends to reduce its open space requirement by 10%, such that the new open space requirement would be 41,378 square feet.

**Recommended action:** To be determined.

9) PLUC Committee Coordination

- a) Minute Taking - Audrey
- b) Preparing letters - Tanner
- c) Project map update
- d) 2040 Special Meeting

10) Committee Member Comments

11) Proposed delivery dates – Minutes & Motions 10/21/19, Letters 11/4/19

12) Next Meeting(s): 11/19/19 & 12/17/19

13) Future Items:

- 425 S Los Angeles
- 429 E 11<sup>th</sup>
- 707 S Grand
- 333 S Figueroa – LA Grand Hotel

14) Committee Member Comments and Announcements

15) Adjourn

**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.

**PUBLIC ACCESS OF RECORDS/POSTINGS:** 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 Downtown Los Angeles 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) 978-1551 or email [ncsupport@lacity.org](mailto:ncsupport@lacity.org) .