



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: October 17, 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

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

2) Committee Member Introductions

3) Approve Minutes from 9/19/17

4) Report on 10/10/17 DLANC Board Meeting concerning items presented by PLUC – 1234 W. Wilshire Continuance.

5) Declarations of Ex Parte communications

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.)

8) Committee Member Comments

9) Old Business: None

10) New Business

a) **Presentation by:** Valerie Sacks / Valerie@LiquorLicense.com

Case Number: ZA 2017 3583-MPA off of ZA-2017-582-MCUP

Project Location: 1122 West 6th Street, Los Angeles, CA 90017

Project Description Request: Application for a Plan Approval for on-site sales of a full line of alcohol to serve alongside meals at a forthcoming 3,193 s.f. restaurant with 78 seats – 60 seats indoor and 18 seats on a 260 s.f. outdoor patio area, all within the CW zone.

Pursuant to LAMC 12.24 M, a Plan Approval for the sale and/or service of a full line of alcohol in a 78-seat, 3,193 s.f. restaurant w/an additional 18 seats on a 260 s.f. outdoor patio and hours of operation from 9 a.m. – 11 p.m. daily in the CW zone.

Recommended action: To be determined

b) **Presentation by:** Maria Impala / maria@aralicens.com

Case Number: ZA-2012-721-CUB-PA1

Project Location: 845 S. Figueroa St., Los Angeles, CA 90017

Project Description Request: Plan Approval to allow the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 license in conjunction with an existing 21,122 sq. ft. market. Hours of operation 6:00am-10:00pm daily. The application is also looking to remove condition #37 in ZA-2012-0721-(CUB).*

Per LAMC Section 12.24-W,1 requesting a plan approval to allow continued sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing 21,122 sq.ft. Smart and Final Market. Hours of operation and alcohol sales will be 6:00am to 10:00pm, daily. The applicant is also requesting to remove condition #37 in ZA 2012-0721 (CUB).*

*37 (from 1/3/13 Determination Letter) Beer and malt liquor regardless of container size shall not be sold in units of less than a six pack.

<http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/NWFkM2IzNWYtYzI0Yi00Y2M4LWFmYmtOWI5ZmNhZjYyNWE30>

Recommended action: To be determined

c) **Presentation by:** Jim Ries / jim@craiglawson.com

Case Number: ZA-2017-3453-MPA off of ZA 2017-582 (MCUB)

Project Location: 1120 W 6th Street, Los Angeles, CA 90017

Project Description Request: Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Plan Approval pursuant to the Master Conditional Use Permit Beverage (“Master CUB”) application to permit the sale of a beer and wine, for off-site sales in conjunction with the proposed 16,500 square feet of retail grocery market (the “Grocery Outlet”) in the approved mixed-use project.

Pursuant to LAMC Sec. 12.24M Plan Approval for off-site sales of beer and wine pursuant to pending Master CUB ZA 2017-582 (MCUB).

Recommended action: To be determined

d) **Presentation by:** Donna Shen Tripp / donna@craiglawson.com

Case Number: DIR-2017-4-TDR-SPR , ENV-2017-5-EAF , VTT-74220

Project Location: 1334-1356 S. Flower Street, Los Angeles, CA 90015

Project Description Request: New construction of a 7-story mixed-use building with 177 dwelling units (incl. 6 joint live/work) and approx. 2,500 square feet of commercial use OR 171 dwelling units and approx. 8,800 square feet of commercial use with 3 levels of subterranean parking.

1. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of a Site Plan Review for a development project, which creates, or results in an increase of 50 or more dwelling units.

2. Pursuant to L.A.M.C. Section 14.5.7, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) of less than 50,000 square feet (i.e. 35,557 square feet) in order to provide the project with adequate floor area necessary for a creative mixed-use project.

3. Pursuant to L.A.M.C Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. 74220) to merge seven lots into a single lot for the construction of either 177 residential units, including 6 ground floor joint live/work units totaling 6,300 square feet, and 2,500 square feet of ground floor commercial/retail space, or the development of 171 residential units above 8,800 square feet of ground floor commercial retail space, necessary to facilitate the development of a mixed-use project as defined below.

Recommended action: To be determined

e) **Presentation by:** Steve Catalano / scatalano@kindelgagan.com

Case Number: ZA-2007-3999-CUB-CUX-PA1

Project Location: 1038 S. Hill Street, Los Angeles, CA 90015

Project Description Request: Continued use of the historic Mayan Theater as a nightclub with live entertainment and dancing as originally approved in 1988 with floor area of approx. 24,600 sq. ft. and a max occupancy of 1,492 persons. Continuous use since 1988.

Pursuant to LAMC 12.24 C and with relief from 12.24 W.1 & 18.(a) To allow the continued use of the historic Mayan Theater as a nightclub featuring dancing and live entertainment and the serving of alcoholic beverages as originally approved in case ZA-1988-0826-CUB/CUX and most recently continued under ZA-2007-3999-ZV (aka CUB-CUX).

Recommended action: To be determined

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

Case Number: ZA-2017-2378-MPA

Project Location: 940 S. Figueroa Street, Los Angeles, CA

Project Description Request: A Plan Approval to allow 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 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 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: To be determined

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

Case Number: ZA-2017-3022-CUB-CUX

Project Location: 110-124 E. 2nd Street and 220-226 S. Main Street, Los Angeles, CA 90012

Project Description Request: CUP to allow continued full-line alcoholic beverages in conjunction with existing restaurant*, event space, and café/gallery Live entertainment (amplified music not past 10p outdoors) and public dancing in event space only. *Restaurant will have on-site & off-site consumption with Type 47 ABC license.

Pursuant to the Los Angeles Municipal Code Section 12.24 M, the applicant is requesting an a new Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and sale of beer and wine for off-site consumption within:

- 9,652 square-foot restaurant with live entertainment and public dancing, and
- 35,216 square-foot event space with live entertainment and public dancing, and
- 2,614 square-foot café/gallery with live entertainment (no public dancing).

Recommended action: To be determined

h) **Presentation by:** Andrew Dutton / adutton@mackurban.com and Peter Emerson / pemerson@rchstudios.com

Case Number: NA

Project Location: 1120 S. Grand Ave, Los Angeles, CA 90015

Project Description Request: South Grand Park

Recommended action: To be determined

11) Mapping Update

12) Community Plan Update

13) Proposed delivery dates – Minutes 10/24, Motions and Support Letter Drafts 10/31

14) Committee Member Comments and Announcements

15) Next Meeting: 11/21/17 Tentative presentations – 1237 W 7th mixed use, 930 E 6th (return), 9th and Hill Parking structure, Brookfield Tower 945 W. Eighth St., Citizen M Hotel 4th and Spring

16) 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.

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> , 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> .

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) 978-1551 or email ncsupport@lacity.org .