



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: December 19, 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 11/21/17

4) Report on 12/12/17 DLANC Board Meeting concerning items presented by PLUC – Board voted to oppose 1234 W. Wilshire from 9/19/17, Board President to manage processing of opposition letter. 852 S Broadway inadvertently omitted from agenda, will be on 1/9/18 Board agenda. No action taken on South Grand Park.

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:

a) 930 E 6th, 810 S Mateo and 1237 W 7th are scheduled to return on 1/16/18.

- b) **Presentation by:** Kristin Dossetti / kristin@lezinue.com
Case Number: ZA-2017-3697-CUB, ENV-2017-3698-CE
Project Location: 939 S Broadway, Los Angeles, CA 90015
Project Description Request: Proposed 4500 sqft. Restaurant w/92 interior seats & 1085 square-foot patio (388 sqft. uncovered) with 51 exterior seats, serving a full line of alcoholic beverages for on-site consumption & hours 6-12am in the [Q]C2-4D-CDO-SN zone.

Per LAMC Authorizing Section 47, 12.24-W,1, Conditional Use permit to allow [TYPE 47] On-Sale General Eating Place for on-site consumption of beer, wine, distilled spirits in conjunction with a Bona Fide Place/Restaurant incl. 3250 SF/143 Seat Dining Area w/proposed hrs of Op: 0600-0200, daily.

Recommended action: To be determined, based upon updated drawings and requests adhering to downtown design guidelines (previously presented on 11/21/17).

10) New Business

- a) **Presentation by:** Margaret Taylor/margaret@apex-la.com
Case Number: ZA-2012-914-CUB-PA1, ENV-2017-4553-CE
Project Location: 108 W 2nd Street
Project Description Request: Continuation of the on-site sale of beer and wine.

Conditional Use Permit to allow the continued sale of beer and wine for onsite consumption in conjunction with the operation of an existing restaurant [Badmaash] with approximately 1,600 SF interior with 43 seats and approximately 400 sq. ft. exterior with 10 seats for a total of 2,000 SF and 53 seats. Hours of operation from 8 am to 11 pm, Sunday through Wednesday and 8 am to 1 am, Thursday through Saturday.

Recommended action: To be determined

- b) **Presentation by:** Louie F. Cano/louie@canoliquorlicenses.com
Case Number: ZA-2010-1071-CUB-PA1
Project Location: 600 W 7th Street, Los Angeles, CA 90017

Project Description Request: The application is for a Plan Approval-Booze (PAB) to remove the Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (PAB) for the project site (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

Pursuant to LAMC 12.24(M) and ZA memo No. 122 (July 28, 2010), Zoning Administrator's approval of a Plan Approval-Booze (PAB) to remove Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (CUB) for a 1,722 square-foot restaurant at 600 W 7th Street (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

Recommended action: To be determined

- c) **Presentation by:** Lee Rabun/clr1985lee@yahoo.com
Case Number: ZA-2017-3062-CUB, ENV-2017-3061-CE
Project Location: 842 South Broadway, Los Angeles, CA 90014

Project Description Request: Continued Operation of a theater/event venue with a food service and accessory alcoholic beverage service.

Pursuant to Condition No. 33 of Case No. ZA 2008-4621(CUB), a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with the operation of the existing 43,600 square-foot Orpheum Theatre; having hours of operation and alcohol sales from 2 p.m. to 2 a.m., daily; with a seating capacity for 2,100 persons; in the [Q]C5-4D-CDO-SN zone.

Recommended action: To be determined

d) **Presentation by:** Fernando j. Diaz/fdiaz@aneconsult.com

Case Number: ZA 2017-4214 CUB

Project Location: 809 S Hill, Los Angeles, CA 90014

Project Description/Request: Pursuant to LAMC 12.24W-1 a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed 2527 square foot restaurant with 68 seats and a proposed 496 sq ft covered outdoor patio with 20 seats. Proposed hours 11am to 9(pm) daily.

Recommended action: To be determined

e) **Presentation by:** Alix Wisner/Dale Goldsmith/dale@agd-landuse.com

Case Number: CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309

Project Location: 1800 E. 7th Street, Los Angeles, CA 90021

Project Description Request: 122 dwelling units in an approximately 130,000 square foot, seven-story building with two levels of subterranean parking. The Project includes 14 very low income affordable housing units and approximately 15,385 square feet of related commercial, art, and production space. The Project will be attractively landscaped and includes approximately 10,393 square feet of open space.

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial;

2. Pursuant to Section 12.32.Q of the Municipal Code, a Vesting Zone and Height District Change from M3-1-RIO (Heavy Manufacturing Zone) to C2-2D-RIO (Commercial). The D limitation would limit the FAR to 4.5 to 1;

3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for the development of up to 122 residential Live/Work units with related amenities and art and production spaces, as well as 9,500 square feet of commercial space;

4. Pursuant to Section 12.22.A.25(f)(4) of the Municipal Code, an On-Menu Density Bonus Incentive to allow a percentage increase in the allowable Floor Area Ratio not to exceed 3.5% to offset lot area lost to street dedications and maintain an FAR equivalent to 4.5 to 1 based on pre-dedication lot area;

5. Pursuant to Section 12.22.A.25(f)(6) of the Municipal Code, an On-Menu Density Bonus Incentive to allow an approximately 20 percent reduction in open space;

6. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentive for a modification or waiver of development standard to permit 5-foot side yard setback along east property line of the building (in lieu of code required 10-foot setback) and 5-foot rear yard setback (in lieu of code-required 19-foot setback) for the residential portions of the building;

7. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentives to waive the requirements of Sections 12.21.A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second level of the underground parking garage in lieu of the parking garage-level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building; both in accordance with attached plans;

8. Pursuant to Section 17.15 of the Municipal Code, Vesting Tentative Tract Map 74309 for one ground lot and five airspace lots; and

9. Haul Route Approval.

By providing 14 Very Low Income affordable housing units (11 percent), the Project is entitled to by right reduced parking under AB 744.

Recommended action: To be determined

f) **Presentation by:** Francis Park/FPark@parkvelayos.com

Case Number: CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868

Project Location: 911-955 S.Georgia St; 1000-1016 W.James M.Wood Blvd; 936-950 S. Bixel St; 1013-1025 W. Olympic Blvd

Project Description Request: Consists of 3 towers for a total of 1,367units; 20,000 sf of restaurant uses; 20,000 sf of other commercial uses; and, 2,131 parking spaces below grade. Detailed project description is attached.

In order to implement the Project, the Project applicant is requesting approval of the following discretionary actions from the City:

- (1) Pursuant to Los Angeles Municipal Code (“LAMC”) Sections 14.5.6 and 14.5.8 through 14.5.12, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, to the Project Site. Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR and 1,845,831 square feet of total floor area.
- (2) Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for on-site and off-site sale and service of alcohol and live entertainment at multiple locations.
- (3) Pursuant to LAMC Section 12.24-U.14 and 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
- (4) Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
- (5) Pursuant to LAMC Sections 13.11 and 12.32 S, for the creation of an “SN” Sign District.

- (6) Pursuant to LAMC Section 12.36, concurrent consideration under The Multiple Approvals of all entitlement requests.
- (7) Development Agreement for a term of up to 15 years.
- (8) Determination under the City Center Redevelopment Plan, as necessary to allow a residential use in a commercial zone.
- (9) Other discretionary ministerial permits and approvals that may be deemed necessary.

Recommended action: To be determined

- g) **Presentation by:** Simon Ha
Case Number: N/A
Project Location: Arts District
Project Description Request: Arts District Metro Station
http://www.ladowntownnews.com/opinion/the-arts-district-needs-a-metro-station/article_e528fc3e-d6e7-11e7-9031-1745f99d1c74.html
http://www.ladowntownnews.com/news/metro-ceo-says-no-arts-district-station-unless-manna-falls/article_1e6ebc1c-ca64-11e7-afe9-373bc769c958.html

Recommended action: To be determined

- h) **Presentation by:** Committee Chair
Case Number: NA
Project Location: 1120 S. Grand Ave, Los Angeles, CA 90015
Project Description Request: South Grand Park. Confirm next steps.

Recommended action: To be determined.

- 11) Applicant Prep Language
- 12) Mapping Update
- 13) Community Plan Update
- 14) Proposed delivery dates – Minutes 12/26, Motions and Support Letter Drafts 12/29
- 15) Committee Member Comments and Announcements
- 16) Next Meeting: 1/16/18 Tentative presentations – Brookfield FigAT7th, 930 E 6th (old business), 810 S Mateo (old business), 4th and Spring Citizen M Hotel, 1237 W 7th (old business, 8th/FIG/Misui, 949 S Hope St, 333 S Grand, 777 S Figueroa
- 17) 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 .