



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: February 19, 2019

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	
Ryan Afari	
Wendell Blasingame	
Beverly Christiansen	
Michael Delijani	
Simon Ha	
John Swartz	
Lauren Mishkind	
Quinn Tang	
Audrey von Ahrens	

2) Committee Member Introductions

3) Approve Minutes from 1/15/19

4) Report on 2/12/19 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) DTLA 2040 Update

9) New Business

a) **Presentation by:** Kate Bartolo / kate@katebartolo.com

Case Number: ZA 2018-5885-CUB

Project Location: 550 S. Hill (main address); 329-333 W. 6th Street

Project Description Request: Sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 6,061 square-foot interior restaurant and a 5,000 square foot outdoor patio, offering limited live entertainment in interior only; and seating for 143 interior and 152 exterior outdoor patio, with hours of operation from 6:00 AM to 2:00 AM,

alcohol service hours, 10 am-2 am.

Pursuant to LAMC 12.24-W, 1, sales and dispensing of a full-line of alcoholic beverages for onsite consumption in conjunction with a proposed restaurant in the C5-4D Zone; with nonamplified live entertainment in interior space only; and change of use for a portion of the outdoor space into a restaurant patio.

Recommended action: To be determined

- b) **Presentation by:** Veronica Becerra / vbcommercial@outlook.com

Case Number: ZA-2007-3344-CUB-PA1

Project Location: 505,515,525,555 South Flower Street Los Angeles, CA 90071

Project Description Request: A plan approval for the renewal of a CUP to allow the sale and dispensing for consideration a full line of alcoholic beverages in conjunction w/a 11,145 sf rst unit #120, 525 Flower w 210 seats & 9,035 sf rst @ unit #110, 525 Flower w 226 seats/7am-2am daily.

Recommended action: To be determined

- c) **Presentation by:** Shapour Shajarit / shapourdcc@yahoo.com, Sean Nguyen / sean@ezpermitsllc.com

Case Number: ZA-2017-3205-ZAA-ZAD, ENV-2017-206-CE

Project Location: 787 S Towne Los Angeles, CA 90021

Project Description Request: The conversion, use, and maintenance of a portion of an existing 4 story Retail / industrial building to an Adaptive Reuse Project consisting of 60 joint living and work quarters with ground floor commercial space. Adjustment to allow 60 live-work units with an average floor area of 738 square feet in lieu of the required minimum average floor area of 750 square feet.

Pursuant to LAMC 12.27-B and 12.24-X,1, to allow the conversion, use, and maintenance of a portion of an existing retail / industrial building for 60 joint living and work quarters with ground floor commercial space in the Adaptive Reuse Project.

Pursuant to LAMC 12.28 and 12.22-A,26(i)(1), to allow 60 live-work units with an average floor area of 738 square feet in lieu of the required average floor area of 750 square feet.

Recommended action: To be determined

- d) **Presentation by:** Matt Dzurek / matt@agd-landuse.com

Case Number: ENV-2017-174-EIR, CPC-2017-173-TDR-BL-MCUP-SPR, VTT-74792

Project Location: 911-927 South Figueroa St., 818-822 James M. Wood Blvd., Los Angeles, CA 90015

Project Description Request: Construction of a 66-story, 975 feet in height mixed-use building comprised of 220 hotel rooms, 200 residential condominiums, 79,080 SF of nonresidential floor area with 984,940 SF of total floor area and a maximum of 583 parking spaces.

1. Pursuant to Los Angeles Municipal Code Section 14.5.6, Transfer of Floor Area Rights (TFAR) for 473,038 square feet of floor area from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site).

2. Pursuant to Los Angeles Municipal Code Section 12.32.R, a Building Line Removal to remove a 10-foot building line located along a portion of Figueroa Street.

3. Pursuant to Los Angeles Municipal Section 12.24.W.1, a Master Conditional Use Permit (MCUB) for the onsite sale and consumption of a full line of alcoholic beverages at a maximum of five food and beverage premises and within the hotel and ancillary areas.

4. Pursuant to Los Angeles Municipal Section 16.05, Site Plan Review for the construction of 200 residential units, 220 hotel guest rooms, and a maximum of 79,080 square feet of nonresidential uses.

5. Pursuant to Los Angeles Municipal Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of the Project Site and for residential and commercial condominium purposes.

Recommended action: To be determined

- e) **Presentation by:** Alex Irvine / alex@irvineassoc.com, Tanner Blackman / tblackman@kindelgagan.com

Case Number: ZA-2018-7378-SZV-TDR-SPR

Project Location: 1123 – 1161 Main St., Los Angeles, CA, 90015

Project Description Request: Proposed mixed-use residential building with approximately 363 residential units over 12,500 sf of commercial space for a total of 343,435 sf.

1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 82463, to create one master ground lot for a high-density urban mixed-use Project containing a maximum of 363 residential apartment units, approximately 12,500 square feet of retail space.

2) Pursuant to L.A.M.C. Section 14.5,7 the Applicant requests approval of a Directors Determination Transfer of Floor Area Rights (TFAR) for less than 50,000 square feet (49,999 square feet)

3) Pursuant to L.A.M.C. Section 12.27, a Zone Variance to permit 100% of the residential compact stalls to be utilized as the required parking for residential uses in lieu of standard spaces per L.A.M.C. 12.21.A.5.c.

4) Pursuant to L.A.M.C. Section 16.05, the Applicant requests a Site Plan Review.

Recommended action: To be determined

- f) **Presentation by:** Alex Irvine / alex@irvineassoc.com, Tanner Blackman / tblackman@kindelgagan.com, Shane Parker / shane@parkerenvironmental.com

Case Number: CPC-2018-3336-TDR-CUB-ZV-WDI-SPR-MS, ENV-2018-3337-EAF- TDR-CUB-ZV-WDI-SPR-MS

Project Location: 1600 S Flower St (1600-1618 S Flower St / 426-440 W Venice Blvd / 1601-1617 S Hope St) Los Angeles, CA 90015

Project Description Request: The applicant proposes demolition of the existing structures and construction (of) a mixed-use project with two (2) new high rise towers, one residential and one hotel.

1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 82213, to create one master ground lot and to subdivide the site into 4 airspace lots for a high-density urban mixed use Project containing a maximum of 250 residential apartment units, 300 hotel guest rooms and approximately 13,120 square feet of retail space.

a. Pursuant to L.A.M.C. Section 17.03.A, the Applicant requests the Advisory Agency permit a passageway of 29 feet 2 inches in lieu of the 50 feet otherwise required by L.A.M.C. Section 12.21.C.2;

b. Additionally, the Applicant requests waiver of the Improvement standard along a portion of Venice Blvd. adjacent to the Project site in order to accommodate a passenger drop-off area. (Note: The full required sidewalk width will be maintained.)

2) Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project site (Receiver Site) for the approximate amount of 226,121 square feet of floor area.

3) Pursuant to L.A.M.C. Section 12.27, a Zone Variance to permit 51% of the required parking stalls to be designed as compact stalls in lieu of 40% of the required stalls per L.A.M.C. 12.21.A.5.c.

4) Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval of a Conditional Use Permit (CUB) for the sale of a full-line of alcoholic beverages for on-site consumption only within the proposed Hotel.

a. Pursuant to L.A.M.C. Section 12.24.S, the Applicant requests that the decision maker permit a 20% decrease in the required parking for the Hotel.

5) Pursuant to L.A.M.C. Section 16.05, the Applicant requests Site Plan Review.

6) Pursuant to L.A.M.C. Section 12.21.G, a Director's Determination to allow for an increase in the qualifying area of interior open space for a maximum of 27%, in lieu of 25% of the total required usable Open Space.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

Recommended action: To be determined

10) Proposed delivery dates – Minutes 2/22/19, Motions 2/26/19 and Letters 3/4/19

11) Next Meeting: 3/19/19

12) Future Items:

3/19/19 (tentative)

- 700-714 S Main
- 712 S Olive
- 330 S Broadway
- 777 S Alameda
- 908-912 S Olive
- 1050 S Flower
- Figueroa Hotel

4/16/19 (tentative)

- LA Grand Hotel
- 222 W 2nd

13) Committee Member Comments and Announcements

14) 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> , 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 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 .