



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: March 20, 2018

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 Delijani	
Simon Ha	
John Swartz	
Lauren Mishkind	
Quinn Tang	
Audrey von Ahrens	

2) Committee Member Introductions

3) Approve Minutes from 2/20/18

4) Report on 3/13/18 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) Old Business: none

9) New Business

- a) **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com, Christine Rivera / christine@epgla.com

Case Number: ENV-2018-429-CE, ZA-2018-428-CUB

Project Location: 541 S. Spring St. Los Angeles, CA 90013

Project Description Request: The applicant requests a CUP for the on-site and off-site sale and consumption of beer and wine in conjunction with a restaurant with an interior of 2,222 sf. And

160 sf. of exterior covered dining with 67 total seats with hours of operation from 6 a.m. 2 a.m. daily.

Pursuant to LAMC section 12.24 W.1, a conditional use to permit the on-site and off-site sales and consumption of beer and wine in conjunction with a restaurant with an interior 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats (61 interior and 6 exterior) and hours of operation from 6 a.m. – 2 a. m.

Recommended action: To be determined

- b) **Presentation by:** Dale Goldsmith / dale@agd-landuse.com

Case Number: DIR- 2017-3934-SPR, ENV-2017-1874-MND

Project Location: 201-213 W 4th, 361 S Spring Los Angeles 90013

Project Description Request: New 315-room hotel with public meeting rooms on development site. No development on garage site.

Site Plan Review pursuant to LAMC Section 16.05 to authorize the development of 50 or more guest rooms.

Recommended action: To be determined

- c) **Presentation by:** Gavin McKiernan / gavin@cfa-la.com

Case Number: ZA-2017-5347-CUB-ZV

Project Location: 1920-28 E 7th Place Los Angeles, CA 90021

Project Description Request: Applicant is renovating and changing the use of a 5,558.5 office/warehouse building to a theater with fixed seating for 170 persons. As part of the project, the theater will have a concessions area that will be separately used as a bar on days when the theater is closed.

Pursuant to LAMC section 12.24(W)(1) applicant is requesting a conditional use to sell and dispense a full line of alcohol for on-site consumption in conjunction with the operation of a(n) concession area (that) serving guests attending performances at a new 5,558.5 SF theater with 170 fixed seats.

Pursuant to LAMC section 12.24(W)(1) applicant is also requesting a conditional use to separately (to) sell and dispense a full-line of alcoholic beverages for on-site consumption with a 923 SF bar that will be operated in the theater's concession area on days when no theater performances are held.

Pursuant to LAMC section 12.27 and 12.26 (e)(5) applicant requests a zone variance to permit the use 23 required parking spaces to be provide off-site by a lease in lieu of a of a covenant without 750 feet of the project site.

Recommended action: To be determined

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

Case Number: ZA-2017-978-ZV-SPP, ENV-2017-979-EAF

Project Location: 1018 W. Ingraham St. Los Angeles, CA 90017

Project Description/Request: Applicant proposes to build an 8 story mixed use building with 7 floors of apartments and one floor of street level commercial, parking is proposed to be provided at and off-site location.

Pursuant to LAMC Sec. 11.57C, project permit compliance review for the Central City West Specific Plan for an 8 story mixed use building with seven floors of apartments and one floor of commercial.

Pursuant to LAMC Sec. 12.27 and LAMC Sec. 12.21A4a, variance to provide required parking at an off-site location.

Recommended action: To be determined

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

Case Number: CPC-2016-1950-TDR-SPR, VTT-74197, ENV-2016-1951-EIR

Project Location: 732-756 S. Figueroa St. , 829 W. 8th St. Los Angeles, CA 90017

Project Description/Request: Construction of mixed-use development comprised of a 41-story building containing 438 dwelling units and 7,475 square feet of ground floor commercial/retail space.

1. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from one Donor Site to the Project Site (Receiver Site). The Donor Site, the Los Angeles Convention Center, will transfer 179,743 square feet to the Receiver Site. The Applicant requests the related Conditions of Approval be written to permit the flexibility to reduce the fee required, if the ultimate project floor area square footage is reduced.

2. Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval.

3. Pursuant to L.A.M.C. Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. VTT-74197), to merge five (5) lots and re-subdivide the land into one ground lot, creating a mixed-use development consisting of approximately 438 residential condominium units and 5 commercial condominium units totaling approximately 7,475 square feet.

a. The Applicant is requesting permission to deviate from the number of parking spaces defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide a minimum of 1 parking space per residential dwelling unit, inclusive of guest parking, in consideration of its proximity to jobs and public transit.

Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, removal of existing street trees, haul route, building and tenant improvements.

Recommended action: To be determined

- 10) DTLA 2040 Update
- 11) SB 827 https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB827
- 12) Proposed delivery dates – Minutes 3/24, Motions and Support Letter Drafts 3/29
- 13) Committee Member Comments and Announcements
- 14) Next Meeting: 4/17/18 Tentative presentations –Olympic and Hill, Weingart Tower, 915 Wilshire, 300 S Grand, 940 S Figueroa, 1401 S Grand, Lexington Theater
- 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> , 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 .