



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** March 21, 2017

**Meeting Time:** 6:30pm

**Meeting Location:** DLANC Office 529 S. Broadway Suite 203 Los Angeles, CA 90013

**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 2/22/2017

4) Report on 3/14/2017 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:** Josh Kreger, Director of Real Estate and Planning, South Park BID

**Case Number:** NA

**Project Location:** Pico Station

**Project Description Request:** Undergrounding Pico Station and the tracks to the south, past the Washington Blvd. junction in addition to adding crossing gates and signal preemption at the remaining grade crossings on the Expo Line from the tunnel until Expo Park/USC Station.

**Recommended action:** To be determined

b) **Presentation by:** Daniel Neman

**Case Number:** DIR-2016-2860-CDO, ENV-2016-2861-CE

**Project Location:** 510 S Broadway Los Angeles, CA 90013

**Project Description Request:** Remodel and repair existing 5 story building includes building façade, exterior storefront, elevator lobby, new elevator cab, and enlarged elevator shaft and extend stair and elevator shaft to roof. 26,159 SF of office tenant improvement from 2<sup>nd</sup> to 5<sup>th</sup> floor. 1,498 SF of new B-OCC roof area. New entry canopy and signage. New fire escape platform and ladder from 5<sup>th</sup> floor to roof. Reinforce existing building structure – new moment frame.

**Recommended action:** To be determined

c) **Presentation by:** Wil Nieves

**Case Number:** ZA-2017-0321

**Project Location:** 800 W 7<sup>th</sup> St Los Angeles, CA 90017

**Project Description Request:** CUP to allow the sales, service, and dispensation of full line alcohol beverages for on-site consumption with live entertainment, as accessory uses, for a proposed 2,113 SF expansion with 90 seat to an existing 5,817 SF restaurant with 160 seats for a grand total of 7,950 and 250 seats with hours of operation from 11 AM until 2 AM daily.

Pursuant to LAMC §12.24-W.1 CUP to allow the continued sale, service and dispensation of full line alcohol (Type 47) for on-site consumption with live entertainment, as accessory uses, in conjunction with an existing 6,650 SF restaurant with 160 seats and a proposed adjacent tenant lease space expansion of 1,300 SF with an additional 90 seats for a grand total of 7,950 SF and 250 seats. Proposed hours of operation from 11:00 AM until 2:00 AM daily. Proposed hours of alcohol and live entertainment are the same as the hours of operation for the restaurant.

**Recommended action:** To be determined

d) **Presentation by:** Brett Engstrom

**Case Number:** ENV-2017-517-CE, ZA-2017-516-CUB

**Project Location:** 227 E Pico Blvd Los Angeles, CA 90015

**Project Description Request:** CUB to allow sale & dispensin(g) of full line of alcohol for on-site consumption in conjunction with proposed 1,537sf restaurant w/14 interior seats, 163 s.f. patio w/5 seats, hrs 7am-11pm daily in M2-D2 zone.

Pursuant to LAMC §12.24-W.1 CUP to allow sale and dispensing of a full line of alcohol for on-site consumption with a proposed 1,537s.f. restaurant with 14 seats and a 163 s.f. patio with 5 seats, having hours of operation 7am to 11pm daily in the M2-D2 zone.

**Recommended action:** To be determined

e) **Presentation by:** Jim Ries

**Case Number:** ZA-2017-582-MCUP

**Project Location:** 619-629 S. Bixel Street, 632 and 634 S. Lucas Avenue Los Angeles, CA

**Project Description Request:** Application for Master Conditional Use for on- and off-site sales in restaurant/retail space and grocery market including the option to sell a full line of alcohol or just beer and wine.

Pursuant to LAMC §12.24-W.1 Master CUB for on-and off-sales of a full line of alcohol or beer and wine in restaurant/retail space and grocery market.

**Recommended action:** To be determined

f) **Presentation by:** Veronica Becerra

**Case Number:** ZA-2016-4923-CUB, ENV-2016-4924-CE

**Project Location:** 704-706 S Mateo St Los Angeles, CA 90021

**Project Description Request:** Existing beauty/nail salon with food and juice bar, wishes to add service of beer and wine.

Pursuant to LAMC §12.24 M a conditional use permit to allow alcoholic beverages to be served in conjunction with a juice bar located within a beauty/nail salon.

**Recommended action:** To be determined

g) **Presentation by:** Rachael Acrey

**Case Number:** ZA-2009-0783-CUB(PA2)

**Project Location:** 2065 South Santa Fe Ave Los Angeles, CA 90021

**Project Description Request:** Approval of Plans for the continued sale of a full line of alcoholic beverages for on-site consumption with an existing 14,000 square-foot adult cabaret/restaurant and a 16% increase in seating from 352 indoor seats to 409 seats. Proposed hours of operation of 8:00 a.m. to 2:00 a.m.

Pursuant to LAMC §12.24M: Approval of Plans for the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing adult cabaret/restaurant and a 16% increase in seating the M3-1-RIO Zone.

**Recommended action:** To be determined

10) Meeting Venues

11) Committee Member Comments and Announcements

12) Next Meeting: 4/18/17

13) 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.

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