



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: May 21, 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 4/16/19, 5/14/19

4) Report on 5/14/19 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) **Presentation by:** Beverly Christiansen

Case Number: NA

Project Location: 788 S Grand Ave Los Angeles, CA 90017

Project Description Request: Storefront Transparency

http://default.sfplanning.org/publications_reports/Guidelines_Storefront_Transparency-112513.pdf

Recommended action: To be determined

9) DTLA 2040 Update

10) **Project Location:** Old Business

- a) **Presentation by:** Anne Williams / anne.williams@psomas.com (previously presented 1/17/17)
Case Number: CPC-2016-3808-VZC-CDO-SPR; VTT-74320; ENV-2016-3809-EIR
Project Location: 213 S Spring St, 200-210 S Broadway, 232-238 W 2nd Los Angeles, CA 90012
Project Description Request: Construct a 30-story mixed-use building consisting of 107 residential condominium units, approximately 534,044 square feet of office, and approximately 7,200 square feet of ground floor commercial area (30 commercial condominium units) on a site that is currently used as a surface parking lot and has a five story parking structure. The Site will also be the future home of a 2nd Street/Broadway Metro rail station for the Regional Connector, which is currently under construction.

1. Vesting Zone Change to amend Ordinance No. 180,871 to eliminate or modify [Q] Condition No. 7 (minimum and maximum lot coverage for towers) to reflect the project's proposed design (LAMC Sec.s 12.32 G and 12.32 Q)
2. Site Plan Review for a project with an increase of 50,000 square feet of non-residential floor area and 50 or more dwelling units (LAMC Sec. 16.05)
3. Design Overlay Plan Approval for a project in the Broadway Community Design Overlay (CDO) Zone (LAMC Sec. 13.08 E)
4. Vesting Tentative Tract Map No. 74320 for a 10-lot airspace subdivision for merger, resubdivision and condominium purposes, with a request for haul route approval (LAMC Sec.s 17.01 & 17.15).

Recommended action: To be determined

11) New Business

- a) **Presentation by:** Sashi Hordagoda
Case Number: N/A
Project Location: 707 S Grand Ave Los Angeles, CA 90017
Project Description Request: introduce and seek input.
Recommended action: To be determined
- b) **Presentation by:** Tanner Blackman / tblackman@kindelgagan.com, Charles Saunders / csaunders@coastalbusinessgroup.net
Case Number: ZA-2019-1091-CUW, ENV-2019-1092-CE
Project Location: 121 E. 5th Street, Los Angeles, CA 90057
Project Description Request: Install (16) antennas, Install (48) RRUS and (6) surge suppressors, install (4) equipment cabinets, Install (1) GPS antenna, Install power, telco, and coax runs.

Recommended action: To be determined

- c) **Presentation by:** Samira Squires / samira@epgla.com , Elizabeth Peterson / elizabeth@epgla.com

Case Number: ZA-2009-979-CUB-CUX-ZV-PA1

Project Location: 448 S. Hill Street Los Angeles, CA 90013

Project Description Request: A Plan Approval, pursuant to the provisions of Sections 12.24. – M of the Los Angeles Municipal Code, to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, patron dancing, in conjunction with the expansion of 2,503 sq. ft. to the existing 22,271 sq. ft. restaurant, bar and lounge and the modification of Condition No 24 to allow the expansion of hours of operations from 7 am – 1:45 am daily to 7 am – 2:00 am daily. The project includes a maximum of 796 seats.

Recommended action: To be determined

- d) **Presentation by:** Jeffrey Fish (JMF Development); Michael OBoyle (Arquitectonica); and Justin Mahramas (Montgomery Clark Advisors – justin@mcadvise.com)

Case Number: CPC-2016-3765-TDR-MCUP-ZAD-DD-SPR, VTT-74593, ENV-2016-3766-EIR

Project Location: 319-323 1/2 W. 5th St. and 440-442 S. Hill St., Los Angeles, CA 90013

Project Description Request: The Project would develop a vacant site with a mixed-use development (Project) consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial restaurant uses. In total, the Project would contain up to 260,689 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed used would be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project would provide 126 vehicle spaces within two subterranean and three-above grade parking levels; and 157 bicycle parking spaces located on levels B1, L3, and L4.

(Please note that while some Project application materials also reference a “Project Option B” the Applicant is no longer pursuing approvals for that option).

Post-application developer changes.

1. Pursuant to LAMC Section 16.05, Site Plan Review for development of a project resulting in an increase of 50,000 gross square feet of non-residential floor area and a project that results in an increase of 50 or more dwelling units and/or guest rooms;

(Pursuant to LAMC Section 16.05, Site Plan Review for development of a project that results in an increase of 50 or more dwelling units and/or guest rooms;)

2. Pursuant to LAMC Section 14.5.6, a Transfer of Floor Area Rights (TFAR) for a transfer of 50,000 square feet or greater;

(Pursuant to LAMC Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 160,711 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;)

3. Pursuant to LAMC Section 12.24.W.1 and 12.24.W.18 a Master Conditional Use Permit (MCUB) to allow the sale and consumption of a full line of alcoholic beverages in restaurants and bars, in mini-bars within hotel guest rooms, for room service to hotel and condominium rooms, and at a pool deck; and to allow live entertainment and dancing;

(Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the pool deck;

(Pursuant to 12.24 W.18, a Conditional Use Permit (CUX) to allow live entertainment and dancing within the hotel ballroom and 29,232 square feet of commercial restaurant uses;)

4. Pursuant to LAMC Section 12.27, a Variance to deviate from the locations and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages;

5. Pursuant to LAMC Section 12.21.G.3(a), a Director's Determination to allow a ten percent increase in the qualifying area of indoor recreational space as part of the total required open space and a ten percent reduction in the required area for planting of ground cover, shrubs, and trees in the common open space;

(Pursuant to LAMC Section 12.21 G.3(a), a Director's Decision to permit a 10-percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable common open space; and a 10-percent reduction in the required area for planting ground cover, shrubs, and trees within the common open space areas;)

6. Pursuant to LAMC Section 12,18, a Zoning Administrator's Adjustment from Section 12.21. 1-A, 10 to waive the transitional height requirements for a C2-4D zone property located within 100 feet of an OS zone (Pershing Square);

(Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within 100 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height of 61 feet, as permitted by LAMC Section 12.21.1 A.10;)

7. Pursuant to LAMC Section 17.01, Vesting Tentative Tract Map No. 74593 and No. 74659;

(Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74593 for the merger and resubdivision of a 0.38-acre site into two (2) ground lots and four (4) air space lots; and a Haul Route for the export of up to 25,092 cubic yards of soil and;)

8. Pursuant to LAMC Section 12.36 and City Charter Section 564, concurrent consideration and processing of all entitlement requests;

9. Pursuant to the California Environmental Quality Act, certification of the Project's Environmental Impact Report; and

(Environmental Impact Report for the Project, which includes the Draft EIR, No. ENV-2016-3766-EIR (SCH No. 2017031010) dated, November 1, 2018, and the Final EIR, dated April 26, 2019 (5th and Hill Project EIR).)

10. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, haul routes, temporary street closure permits, encroachment permits, grading permits, excavation permits, foundation permits, trade permits, and building permits.

Recommended action: To be determined,

12) DTLA 2040 Continued

13) Storefront Transparency Continued

14) Committee Member Comments

15) Proposed delivery dates – Minutes 5/24/19, Motions 5/31/19, Letters 6/6/19

16) Next Meeting: 6/18/19

17) Future Items:

6/18/19 (tentative)

- LA Grand Hotel
- 525 W 5th
- 1024 Mateo
- 208 W 8th

18) Committee Member Comments and Announcements

19) 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.