



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: January 21, 2020

Meeting Time: 6:30pm

Meeting Location: City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

Contact: Beverly.christiansen@dlanc.com and/or ryan.afari@dlanc.com for more information

Note: This is a joint meeting of DLANC PLUC and DLANC Board

1) Call to Order / Roll Call at 6:36PM

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	No
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	No
Lauren Mishkind	No
Audrey von Ahrens	No
Tanner Blackman	Yes
Noam Rosenthal	Yes

2) Committee Member Introductions

3) Approve Minutes from 12/17/19

Presented by: Patti Berman

Seconded by: John Swartz

Beverly Christiansen – Chair	Abstain
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Noam Rosenthal	Abstain

Vote Count: Yes: 5, No: 0, Abstention: 2; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- 4) Report on 01/14/2020 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) New Business

- a) **Presentation by:** Dafne Gokcen
Case Number: ZA-2019-7012-SPP-CUB-CUX
Project Location: 333 Boylston - Telegram
Project Description: Conditional use for the on-site sale and dispensing of a full line of alcohol, live entertainment, and patron dancing in conjunction with the remodel of an existing nightclub/restaurant, and a Specific Plan Project Permit Compliance for a facade remodel and new signs in the Central City West Specific Plan.

Project Request(s): (1) A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the remodel of an existing nightclub/restaurant, (2) A Conditional Use to permit live entertainment and patron dancing in conjunction with the remodel of an existing nightclub/restaurant, and (3) Project Permit Compliance for a façade remodel and new signs at an existing nightclub/restaurant in the Central City West Specific Plan.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7012-SPP-CUB-CUX. Support is conditioned on request that a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; c) design of ground floor of all street-facing elevations maximizes transparency through the use of increased glazing and pedestrian access doors to allow for eyes on the street and pedestrian safety, (d) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Patti Berman

Seconded by: Ryan Afari

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Noam Rosenthal	Yes

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- b) **Presentation by:** Kiyoshi Graves
Case Number: ZA-2019-7295-CUB & ZA-2019-7296-CE
Project Location: 821 S Mateo St.
Project Description: The creation of a new 6,258 sq. ft. bar/restaurant/lounge/event space with 163 seats, with on-site, full-alcohol service, and live entertainment.

Project Request: Pursuant to LAMC Section 12.24-W.1, the Applicant requests a Conditional Use Permit to allow the sale, dispensing, consumption of a full line of alcoholic beverages in conjunction with a 6,258 square foot bar/restaurant/lounge/event space with indoor seating for 163 patrons, with live entertainment. Proposed Hours of Operation are 9:00 a.m. to 4:00 a.m. daily.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7295-CUB & ZA-2019-7296-CE. Support is conditioned on request that a) no off-site sale of alcohol is permitted; b) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Michael Delijani

Seconded by: Patti Berman

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Noam Rosenthal	Yes

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- c) **Presentation by:** Matt Goulet
Case Number: ZA-2019-7157-CUB
Project Location: 501 W. Olympic, Unit 101
Project Description: Conditional Use - Beverage to allow the sale & dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with 2,630 sf restaurant with 75 seats, with hours of operation 6:00am to 2:00am daily, in the [Q]R5-4D Zone.

Project Request: CUB, full line alcohol (Type 47)- This is for a future restaurant tenant (the owner is currently searching for a tenant

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7157-CUB. Support is

conditioned on request that a) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; b) Owner/Operator will come back and present to PLUC when operator is identified; c) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Michael Delijani

Seconded by: Patti Berman

Beverly Christiansen – Chair	Recused*
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Noam Rosenthal	Yes

*Beverly Christiansen recused due to working relationship with building owner.

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 4, Recused: 1

OUTCOME: Motion Passes

- d) **Presentation by:** Jonathan Yang
Case Number: ZA-2019-6242-ZV-MCUP-CUX
Project Location: 433 S Spring Street

Project Description: Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 existing restaurant venues and open air outdoor rooftop bar.

Project Request: Authorizing Section: LAMC 12.24-W,1: A Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 in the [Q]C4-2D Zone. Authorizing Section: LAMC 12.24.W, 18: A Conditional use permit for public and patron dancing and live entertainment with a restaurant. Authorizing Section: LAMC 12.27: A Variance to permit an open air, outdoor rooftop bar in conjunction with the operation of a restaurant and ancillary uses in the [Q]C4-2D Zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-6242-ZV-MCUP-CUX. Support is conditioned on request that a) Owner/Operator will come back and present to PLUC should owner/operator change; b) windows shall be closed at 10:00pm on weekdays and 12:00am on weekends to mitigated noise and outdoor amplified music shall be in compliance with the LA Noise Ordinance.

Presented by: Beverly Christiansen

Seconded by: John Swartz

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Recused*
Noam Rosenthal	Yes

*Tanner Blackman recused due to working relationship with presenter.

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 4, Recused: 1

OUTCOME: Motion Passes

- e) **Presentation by:** Dennis Banks
Case Number: ZA-2019-6287-CUB
Project Location: 518 W. 7th – H&H Brazilian Steakhouse

Project Description: An existing restaurant with 190 seats wishes to sell and serve a full line of alcoholic beverages, have live entertainment, and extend the daily hours from 11pm to 2am.

Project Request: The applicant requests a Conditional Use Permit to serve beer, wine, and liquor, and have live entertainment.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-6287-CUB. Support is conditioned on request that Owner/Operator come back and present to PLUC should owner/operator change.

Presented by: John Swartz

Seconded by: Patti Berman

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Noam Rosenthal	Yes

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- 9) Proposed delivery dates – Motions and Letters 01/31/20, Minutes 02/12/20

- 10) Next Meeting(s) 02/18/20, 03/17/20 and 04/21/20
- 11) Committee Member Comments and Announcements
- 12) Adjourn at 8:27 PM

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.org , 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.org.

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 .