



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: February 18, 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 at 6:42pm / Roll Call

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

*Lauren Mishkind arrives at 6:50pm.

2) Committee Member Introductions

3) Approve Minutes from 1/21/2020

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	Absent
John Swartz	Absent
Simon Ha	Absent
Lauren Mishkind	Abstain
Audrey von Ahrens	Abstain
Tanner Blackman	Absent
Noam Rosenthal	Yes

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

OUTCOME: Motion Passes

- 4) Report on 02/11/2020 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:** Christopher Murray, Rosenheim & Associates, Inc.
Case Number: ZA-2019-5418-CUB
Project Location: 824 S Olive St, #101B
 Vanguard Wine Bar

Project Description: The Applicant, 824 South Olive St. Wine Bar Corp., is seeking a conditional use permit, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 1,860-square foot restaurant and wine bar, having 77 seats indoors and an approximately 65 square foot outdoor patio (the “Project”), located within the [Q]R5-4D Zone at 824 S. Olive Street, #101B (825 S. Hill Street) (the “Project Site”), within the Central City community of the City of Los Angeles. The proposed hours of operation are from 11:00 AM to 2:00 AM.

Project Request: A Conditional Use Permit pursuant to LAMC 12.24.W.1 to permit the sale and dispensing of a full-line of alcoholic beverages.

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-2019-5418-CUB. Support is conditioned on the following:

- (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) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety;
- (d) Owner/Operator will come back and present to PLUC should owner/operator change;
- (e) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

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	Absent
John Swartz	Absent

Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Yes

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- b) **Presentation by:** Tari Kuvhenguhwa, FE Design & Consulting
Case Number: ZA-2020-172-CUB
Project Location: 825 W James Wood Blvd
 Strada Eateria and Bar

Project Description: A Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a 5,680 sq. ft. restaurant having 111 indoor seats with live entertainment, with a 275 sq. ft. uncovered courtyard dining area with 24 outdoor seats, and a 575 sq. ft. covered patio dining area having 36 outdoor seats (with the total restaurant area being 6,530 sq. ft.). The proposed hours of operation from 10:00 a.m. to 2:00 a.m. daily.

Project Request: Pursuant to LAMC Section 12.24-W,1, A Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a 5,680 sq. ft. restaurant having 111 indoor seats with live entertainment, with a 275 sq. ft. uncovered courtyard dining area with 24 outdoor seats, and a 575 sq. ft. covered patio dining area having 36 outdoor seats (with the total restaurant area being 6,530 sq. ft.). The proposed hours of operation from 10:00 a.m. to 2:00 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-2020-172-CUB. Support is conditioned on the following:

- (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 should owner/operator change.

Presented by: Patti Berman

Seconded by: Audrey von Ahrens

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

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- c) **Presentation by:** Jonathan Yang, Irvine Associates
Case Number: DIR 2019-7676-TOC-TFAR-WDI-SPR; ENV 2019-7677-EAF
Project Location: 1317 S. Grand
Project Description: An 8-story multifamily residential project with 151 micro apartments and active ground floor uses.

Project Request: The Applicant requests the following discretionary approvals to construct a new residential development consisting of approximately 57,147 square feet of floor area with up to 151 residential units within an eight-story building.

1. Pursuant to Los Angeles Municipal Code (“**LAMC**”) **Section 14.5.7**, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for less than 50,000 square feet (28,754 square feet) of floor area.
2. Pursuant to **LAMC Section 12.22.A.31**, the Applicant requests approval of a Transit Oriented Communities (“**TOC**”) Tier 4 level incentives with 11% of the total proposed residential dwelling units to be provided as restricted affordable at the Extremely Low Income level.
 - a) Pursuant to **TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) Section VI.2.a.ii**, a reduction in the required parking for residential units;
 - b) Pursuant to **TOC Guidelines Section VII.1.b.ii** the Applicant seeks a maximum 25% decrease in required open space.
3. Pursuant to **LAMC Section 16.05.C.1.b & e**, the Applicant requests approval of **Site Plan Review**.
4. Pursuant to **LAMC Section 12.37.I**, the Applicant requests the following **Waiver of Dedication and/or Improvements**:
 - a) The Applicant requests a 5-foot easement, limited in height to 40-feet above grade, in lieu of the 5-foot dedication and improvement requirement along Grand Avenue.

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. DIR 2019-7676-TOC-TFAR-WDI-SPR; ENV 2019-7677-EAF. Support is conditioned on the following:

- (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) ground floor retains transparency at all times to allow for eyes on the street and pedestrian safety;
- (d) Applicant explores options to have a designated space for accommodating pet waste is incorporated on site to mitigate pet waste polluting sidewalks;

(e) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

Presented by: Beverly Christiansen

Seconded by: Ryan Afari

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

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- d) **Presentation by:** None – Renewal without Presentation
Case Number: ZA 2019-6028-CUB-CUX
Project Location: 100 W 9th Street
Pattern Bar

Project Description: The project involves a requested to allow the continued sale of dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 3,760 sq ft bar/lounge (1560 sq ft on the ground floor and 2200 sq ft on the basement level), having 46 interior seats on the ground floor and 77 interior seats on the basement level, with live entertainment including public and patron dancing in conjunction with a 200 sq ft ground floor dance floor and a 400 sq ft basement dance floor, with proposed hours of operation from 10:00am to 2:00am daily.

Project Request:

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to State CEQA Guidelines Section 15301 and Section 15305, and that there is no substantial evidence demonstrating that an exception to the categorical exemption, pursuant to State CEQA Guidelines Section 153002.2, applies;
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use Permit consumption, in conjunction with an existing bar/lounge in the C2-4D Zone; and,
3. Pursuant to Los Angeles Municipal Code Section 12.24-W-18, a Conditional Use Permit to allow public and patron dancing with a 400 sq ft basement dance floor and 200 sq ft ground-floor, in conjunction with an existing bar/lounge in the C2-4D 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 2019-6028-CUB-CUX. Support is conditioned on the following:

(a) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

Presented by: Beverly Christiansen

Seconded by: Ryan Afari

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

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- 9) Proposed delivery dates – Motions and Letters by 02/28/20, Minutes 03/06/20
- 10) Next Meeting(s) 03/17/20, 04/21/20 and 05/19/20
- 11) Committee Member Comments and Announcements
- 12) Adjourn at 8:10pm

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.