



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: October 16, 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 at 6:45pm / Roll Call

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

2) Committee Member Introductions

3) Approve Minutes from 9/20/18

Presented by: Patti

Seconded by: Beverly

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

4) Report on 10/9/18 DLANC Board Meeting concerning items presented by PLUC – Patti Berman

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) Abundant Housing Presentation
- 8) DTLA 2040
- 9) Committee Member Comments

10) Old Business:

9/20/18 Abundant Housing White Paper

Recommended action: No Action

Item 11D postponed until next week. Item 11a is presented after 11h.

11) New Business

- a) **Presentation by:** Harry Chandler
Case Number: ENV-2016-4676-EIR
Project Location: 100 S. Broadway, Los Angeles, CA 90012
Project Description Request: An Argument For Los Angeles Times Mirror Headquarters

Recommended action: None

- b) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com
Case Number: ZA-2018-5922-MPA
Project Location: 700 W 9th St (901-915 S Flower St, 900-928 S Figueroa St Los Angeles, CA 90015
Project Description Request: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption w/ a proposed 9605 s.f. restaurant w/ 286 int. seats & a 611 s.f. uncovered patio w/ 36 seats and hours of operation from 6am-2am daily, in the C2-4D-SN and [Q]R5-4D-SN zone.

Pursuant to L.A.M.C. Section 12.24 M, the Applicant requests a Plan Approval ("PA") to allow the sale and service of a full line of alcoholic beverages for on-site consumption within its forthcoming restaurant approximately 9,605 s.f. in size. The forthcoming restaurant will have 242 indoor seats, including 44 seats on a 1,119 s.f. mezzanine level, and 36 seats on a 611 s.f. uncovered patio area. The proposed hours of operation will be from 6 a.m. to 2 a.m. daily in the C4-2D-SN zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's request in Planning Case No. ZA-2018-5922-MPA. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Ryan Afari

Seconded by: Beverly Christiansen

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- c) **Presentation by:** Eddie Navarette / info@fedesignandconsulting.com , Dafne Gokcen / dafne@fedesignandconsulting.com

Case Number: ZA-2013-2915-CUB-CUX-PA1

Project Location: 330 & 320 W. Olympic Blvd; 1000 & 1002 S. Olive Street Los Angeles, CA 90015

Project Description Request: A 7,600 square-foot restaurant with 173 interior seats, a new 252 sq. ft. uncovered patio in the Public-Right-of-Way with 10 outdoor seats, requesting to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption, to continue live entertainment (Condition #22 – non – amplified music consisting of no more than a three-piece acoustical musical group), with continued hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q] R5-4D Zone.

Pursuant to Los Angeles Municipal Code Section 12.14-M, an Approval of Plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, with an existing 7,600 square-foot restaurant with 173 indoor seats, a new 252 sq. ft. uncovered patio in the Public-Right-of-Way with 10 outdoor seats, to continue live entertainment (Condition #22 – non-amplified music consisting of no more than a three piece acoustical musical group), to continue hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q] R5-4D Zone,

and, Modify the following:

- (1) Condition #7A: A request to reduce seat count from 241 to 183 total seats and to allow a new 252 square foot, uncovered patio located in the Public-Right-of-Way. (173 indoor seats and 10 outdoor seats).
Condition 7A reads: The subject restaurant shall have 241 indoor seats and no outdoor patio seating.
- (2) Condition #8: A request to delete this Condition (to remove the term limit of 5 years).
Condition 8 reads: the grant shall have a life of five years after which the applicant shall file for and win an authorization from the Office of Zoning and Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption.
- (3) Condition #17: A request to remove this Condition because the subject request no longer includes dancing, thus removing the need for a Condition requiring a dance floor.

Condition #17 reads: the restaurant shall not operate exclusively as a dance club, any patron dancing shall be limited to the 7 feet by 15 feet 8 inches dance floor area as shown in Exhibit "A".

(4) Condition #28: A request to allow 2 entrances for patron access.

Condition #28 reads: Only the front door shall be used for patron access. The rear-side doors of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. This door shall not be used as means of access by patrons to and from the premises. These doors shall be solid and not consist solely of a screen or ventilated security door.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's request in Planning Case No. ZA-2013-2915-CUB-CUX-PA1. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Beverly Christiansen

Seconded by: Ryan Afari

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

d) **Presentation by:** Jonathan Lonner / jlonner@burnsbouchard.com,

Case Number: ZA-2008-2464-CUB-ZV-PA1

Project Location: 1050 South Hill Street Los Angeles, CA Los Angeles, CA 90015

Project Description Request: An approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing) and the continued sale of a full line of alcoholic beverages for on-site consumption for all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.

Per LAMC 12.24 M, an Approval of Plans (from Case No. ZA-2008-2464-CUB-ZV-PA1) to allow for a change in Operator and the continued operation of two restaurants with patios, a nightclub with live entertainment (public dancing), and the continued sale of a full line of alcoholic beverages for on-site consumption all within a Historic Theater with a total of 622 seats and hours of operation from 11 a.m. to 4 a.m. daily, in the (Q) R5-4D-O zone.

Request for Modification of Condition No. 30 of Case No. ZA-2008-2464-CUB-ZV-PA1

Request for Modification of Condition No. 39 of Case No. ZA-2008-2464-CUB-ZV-PA1
Request for Modification of Condition No. 54 of Case No. ZA-2008-2464-CUB-ZV-PA1

Recommended action: Postponed, no action taken.

- e) **Presentation by:** Liliger Damaso / Lili@LiquorLicenseAgents.com
Case Number: ZA-2018-4119-CUB, ENV-2018-4120-CE
Project Location: 601-615 South Spring Street, 202-216 West 6th Street Los Angeles, CA 90014
Project Description Request: A proposed 1,899 square-foot restaurant with 67 seats and a 72 sq. ft. patio with 8 seats, serving beer and wine for on-site consumption, wit(h) proposed hours of operation from 11:30a.m. to 11p.m. Sunday through Thursday and 11:30 a.m. to 2:00 a.m. Fri and Saturdays.

Pursuant to LAMC 12.24-W,1 Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,899 square-foot restaurant with 67 interior seats and a 72 sq. ft. patio with 8 seats, serving beer and wine for on-site consumption, with hours of 1130 am to 11 pm Sunday through Thurs. and 1130 am to 2 am Fri. and Sat.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-4119-CUB, ENV-2018-4120-CE Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Audrey von Ahrens

Seconded by: John Swartz

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- f) **Presentation by:** Samira Squires / samira@epgla.com
Case Number: ZA-2018-4678-CUB, ENV-2018-4679-CE
Project Location: 541 S Spring St (531-545 S Spring St & 538-544 S Broadway) Los Angeles, CA 90026
Project Description Request: A new CUP for the sales and consumption of beer and wine for an existing 2,228sf restaurant and 115sf exterior covered dining with a total of 76 seats. Providing hours of operation from 6am to 2am daily.

Pursuant to LAMC 12.24 W.1 to permit the onsite sales and consumption of beer and wine within existing restaurant.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-4678-CUB, ENV-2018-4679-CE .Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Ryan Afari

Seconded by: Audrey von Ahrens

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

g) **Presentation by:** Nick Leathers / nick@epgla.com

Case Number: ZA-2018-5484-MPA, ENV-2018-5485-CE

Project Location: 770 S Grand Ave Los Angeles, CA 90014

Project Description Request: Master Plan Approval to Case ZA-2015-0448 for a new restaurant having 3,162 sf interior floor area with 94 interior seats and additional 331 sf of uncovered outdoor dining with 24 exterior seats. Hours of operation 8am to 2am daily.

Pursuant to LAMC 12.24-M, Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,494 sf restaurant with 118 total seats.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-5484-MPA, ENV-2018-5485-CE.Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Beverly Christiansen

Seconded by: Ryan Afari

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

h) **Presentation by:** Matt Goulet / mattg@grdcorp.com

Case Number: ZA-2018-5051-MPA, ENV-2018-5052-CE

Project Location: 1000-1032 S. Grand Ave and 414-450 W Olympic Blvd Los Angeles, CA 90015

Project Description Request: Plan approval for existing ZA-2015-810-MCUP to allow sale and dispensing of Beer & Wine for on-site consumption in conjunction with a 2,298 sf restaurant with 70 seats (24 on a 340 sf patio) & 12pm-2am daily operation in C2-2 zone.

Pursuant to 12.24-M, Plan Approval for ZA-2015-810-MCUP to allow sale and dispensing of Beer & Wine for on-site consumption in conjunction with a 2,298 sf restaurant with 70 seats (24 on a 340 sf patio) & 12pm-2am daily operation in C2-2 zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-5051-MPA, ENV-2018-5052-CE. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Beverly Christiansen

Seconded by: John Swartz

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- i) **Presentation by:** Eddie Navarette / info@fedesignandconsulting.com , Tari Kuvhenguhwa / tari@fedesignandconsulting.com

Case Number: ZA-2018-4807-CUB

Project Location: 514 South Broadway (510-514 South Broadway) Los Angeles, CA 90013

Project Description Request: A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 3,992 SQ FT restaurant hosting 103 seats, with hours of operation from 11:00 AM to 2:00 AM daily.

Pursuant to 12.24-W, 1, A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new 3,992 SQ FT restaurant hosting 103 seats, with hours of operation from 11:00 AM to 2:00 AM daily.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-4807-CUB. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Ryan Afari

Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- 12) DTLA 2040 Update (continued if necessary)
- 13) Proposed delivery dates – Minutes 10/22, Motions 10/29 and Letters 11/5
- 14) Committee Member Comments and Announcements
- 15) Next Meeting: 11/20/18

Tentative Presentations:

- 243 E 5th
- 1144-1148 Los Angeles St
- 700-746 S Los Angeles
- 333 S Figueroa – L.A. Grand Hotel
- 222 W 2nd ([Old Business](#))

- 16) Adjourn at 9:42am

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 .