



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: November 21, 2017

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 at 6:40pm

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	N
Michael Delajani	N
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	N

2) Approve Minutes from 10/17/17

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Abstain
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 6; No: 0, Abstention: 1; Absent: 3, Recused: 0

OUTCOME: Motion Passes

3) Old Business:

a) **Presentation by:** Andrew / Maria Impala / maria@aralicens.com

Case Number: ZA-2012-721-CUB-PA1

Project Location: 845 S. Figueroa St., Los Angeles, CA 90017

Project Description Request: The following motion for support was submitted to the board on 10/17/17:

“The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2012-721-CUB-PA1; and that the support for the removal of condition #37 in ZA 2012-0721 (CUB) is conditioned on Applicant providing at minimum of one full time on-site security guard during business hours, and disallowing both the single sales of 40 oz beverages, and breaking multiple beer packages into single sales.”

(PLUC Vote Count: Yes: 8, No: 0; Abstention: 0; Absent: 2, Recused: 0)

The applicant would like to make a modification. Condition #38 currently reads:

"Wine shall not be sold in bottles or containers smaller than 750 ml. Wine coolers shall not be sold in units of less than 4 packs."

The revised Condition #38 request has been changed to:

“The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2012-721-CUB-PA1; and that the support for the removal of condition #37 in ZA 2012-0721 (CUB) is conditioned on Applicant providing at minimum security personnel who shall be licensed consistent with State Law and Los Angeles Police Commission Standards. The security personnel shall be dressed in such a manner to be identifiable to patrons and law enforcement personnel and shall maintain a security log of events that shall be kept on the premises at all times and produced upon request of any Los Angeles Police Officer. The DLANC also supports modifying condition #38, to which wine smaller than 750 ml and wine coolers shall not be sold in units of less than 4 packs. The applicant will also disallow both the single sales of 40 oz. beverages such as malt liquors, and breaking multiple beer packages into single sales.”

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request to modify Condition #38 from Planning Case No. ZA-2012-721-CUB-PA1.

Presented by: Scott Bytof

Seconded by: Robert Newman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Absent
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 3, Recused: 0

OUTCOME: Motion Passes

4) New Business

a) **Presentation by:** Lainie Herrera / lainie.herrera@gmail.com

Case Number: ZA-2011-1314-CUB-PA1

Project Location: 852 S Broadway (826-860 S Broadway and 119-129 W 9th Street), Los Angeles, CA 90014

Project Description Request: Renewal of 2011 CUP to continue to allow sale of alcoholic beverages at Umami restaurant.

Plan approval for renewal of Conditional Use Permit ZA-2011-1314 (CUB) to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 6,650 square foot restaurant in the [Q]C5-4D-CDO zone.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's requests in Planning Case No. ZA-2011-1314-CUB-PA1.

Presented by: Patti Berman

Seconded by: Beverly Christiansen

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Abstain
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 7, No: 0, Abstention: 1; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Christopher Murray / chris@raa-inc.com

Case Number: ZA-2011-3218-CUB-PA1, ENV-2017-4184-CE

Project Location: 712-716 S Santa Fe Avenue, Los Angeles, CA 90021

Project Description Request: Plan Approval for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/+ 7,248 SF (e) restaurant & +- 663 SF (e) uncovered patio, 167 seats indoors & 26 seats outdoors, daily hours of operation from 7:00 AM to 2:00 AM, alcohol sales from 11:00 AM to 2:00 AM M-F & 10:00 AM to 2:00 AM Sat-Sun.

Pursuant to LAMC 12.24M, A Plan Approval pursuant to Case No. ZA-2011-3218(CUB) for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/an (e) +-7,248 SF restaurant & (e) +-663 SF uncovered patio, having 167 seats indoors & 26 seats outdoors, w/ hours of operation from 7:00 AM to 2:00 AM daily, alcohol sales from 11:00 AM to 2:00 AM Monday-Friday and from 10:00 AM to 2:00 AM Saturday & Sunday.

As part of this request, the Applicant is seeking to sustain the previous approval and to amend the previous grant to reflect changes to the operations as follows:

- The modification of Condition No. 7 to revise Exhibit “A” and to allow for an increase by 5 patron seats indoors and 2 patron seats outdoors, for a total of 167 seats patron seats indoors and 26 patron seats outdoors;
- The modification of Condition No. 8 to revise the hours of alcohol service on Saturday and Sunday to be from 10:00 AM to 2:00 AM, and to delete the requirement to post the operating hours of the restaurant on the menu;
- The deletion of Conditions Nos. 9 through 11, pertaining to live entertainment, which are no longer applicable, as live entertainment is not included as part of the subject request;
- The deletion of Condition No. 16c, which required the availability of parking to be noted on the menu;
- The deletion of Condition No. 29, which required the establishment of a “designated driver program”; and
- The modification of Condition No. 33, to restrict posting a 24-hour “hotline” number to one location, not both at the entry and cashier.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2011-3218-CUB-PA1, ENV-2017-4184-CE.

Presented by: Patti Berman
 Seconded by: John Swartz

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- c) **Presentation by:** Christopher Murray / chris@raa-inc.com
Case Number: ZA-2017-4194, ENV-2017-4195-CE
Project Location: 810 S Mateo Street, Los Angeles, CA 90021
Project Description Request: Tenant improvement & Conditional Use Permit for on-site sale & dispensing of a full line of alcoholic beverages in conjunction w/+2,745 SF restaurant, +-1,017 SF outdoor covered dining patio and a +-1,662 SF uncovered patio, having 59 seats indoors & 34 seats outdoors, w/hours of operation from 10:00 AM to 2:00 AM daily.

Pursuant to LAMC 12.24 W.1, A Conditional Use Permit for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a +-2,745 SF restaurant, +-1,017 SF outdoor

covered dining patio and +-1,662 SF uncovered patio, having 59 seats indoors and 34 seats outdoors, w/hours of operation from 10:00 AM to 2:00 AM daily.

Recommended action:

Applicant will return next month to present amended requests.

- d) **Presentation by:** Kristin Dossetti / kristin@lezinque.com
Case Number: ZA-2017-3697-CUB, ENV-2017-3698-CE
Project Location: 939 S Broadway, Los Angeles, CA 90015
Project Description Request: Proposed 4500 sqft. Restaurant w/92 interior seats & 1085 square-foot patio (388 sqft. uncovered) with 51 exterior seats, serving a full line of alcoholic beverages for on-site consumption & hours 6-12am in the [Q]C2-4D-CDO-SN zone.

Per LAMC Authorizing Section 47, 12.24-W,1, Conditional Use permit to allow [TYPE 47] On-Sale General Eating Place for on-site consumption of beer, wine, distilled spirits in in conjunction with a Bona Fide Place/Restaurant incl. 3250 SF/143 Seat Dining Area w/proposed hrs of Operation: 6am-2am, daily.

Recommended action:

Applicant will return next month to present with updated drawings and requests adhering to downtown design guidelines.

- e) **Presentation by:** Jim Ries /jim@craiglawson.com
Case Number: DIR-2017-11-DB-SPP, ENV-2017-3539-EAF
Project Location: 1235-1237 & 1241-1257 W 7th St; 1234-1236, 1242 & 1246 W. Ingraham St, Los Angeles, CA
Project Description Request: Construction of mixed-use and mixed income development consisting of 306 residential units over approximately 5,699 square feet of commercial floor area and subterranean parking structure.

1.) Pursuant to Section 17 of the Central City West Specific Plan ("CCWSP") and L.A.M.C. Section 11.5.7 C, the Applicant requests Project Permit Compliance review.

a. Note: Section 3.D of the Central City West Specific Plan states: This Specific Plan shall serve as a substitute ordinance and process for the requirements of L.A.M.C. Sections 16.05 and 12.24 U 14.

b. The request includes permission to plant up to 50% of its required trees off-site.

2.) Pursuant to L.A.M.C. Section 12.22 A.25, the Applicant proposes to set aside 15% of the base density units as Restricted Affordable units at the Very Low Income ("VLI") level, and request a Density Bonus increase of 35%, or the equivalent of 79 units. Additionally, the Applicant requests the following "On-Menu" Density Bonus Incentives:

a. Pursuant to L.A.M.C. Section 12.22 A.25(f)(4)(i), the Applicant requests a 35% increase to its permitted Floor Area.

b. Pursuant to L.A.M.C. Section 12.22 A.25(f)(7), the Applicant request to include area of land required to be dedicated for street purposes as lot area for the purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

c. Pursuant to L.A.M.C. Section 12.22 A.25(f)(8), the Applicant requests to average the Floor Area Ratio (FAR), Density, open space, and access over the site

including the reallocation of the R5 zone generated floor area (144,844 square feet) and density (97 units) to the C4 zone in order to create a single and integrated building that combines access, parking, residential uses, and commercial uses.

Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, removal of existing street trees, haul route, building and tenant improvements.

Recommended action:

Applicant will return next month to present updated project addressing concerns with design along Ingraham Street.

- f) **Presentation by:** James E. Pugh / jpugh@sheppardmullin.com
Case Number: CPC-2016-4219-GPA-ZC-SN, ENV-2016-2594-EIR
Project Location: 1248-1260 S. Figueroa St., 601 W. Pico Blvd.
Project Description Request: Construction of a new mixed use hotel consisting of up to 507,262 sq. ft. of floor area (9.9:1 FAR) in two hotel towers with retail uses at grade level. See Attachment A for detailed Project Description.

The discretionary entitlements, agreements, reviews, permits and approvals required to implement the Project would include, but would not necessarily be limited to, the following:

- City-initiated General Plan Amendment pursuant to LAMC Sections 11.5.6 and 12.32.A and City Charter Section 555 from High Density Residential to Regional Center Commercial to create General Plan Land Use Designation consistency.
- City-initiated Zone Change and Height District Change pursuant to LAMC Section 12.32 from [Q]R5-4D-O and C2-4D-O to C2-4-SN to permit an FAR of 10:1 by-right and up to 13:1.
- City-initiated "SN" Sign District pursuant to LAMC Sections 13.11 and 12.32.S on the Project Site and certain surrounding parcels for a comprehensive set of sign regulations.
- Conditional Use Permit pursuant to LAMC Section 12.24.W.24 to permit a hotel located within 500 feet of an R Zone.
- Conditional Use Permit for FAR averaging across a unified development pursuant to LAMC Section 12.24.W.19.
- Master Conditional Use Permit pursuant to LAMC Section 12.24.W.1 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption.
- Conditional Use Permit pursuant to LAMC Section 12.24.W.18 to permit live entertainment and dancing.
- Site Plan Review pursuant to LAMC Section 16.05 for a development project that creates 50 or more guest rooms.
- Vesting Tentative Tract Map for the subdivision of the Project Site pursuant to LAMC Section 17.15 and establishment of dedications, easements, or vacations as necessary.
- Approvals for building, shoring, excavation, foundation, encroachment, and other related permits to allow construction of the Project.
- Temporary street closures and haul route approvals, as needed, during the construction process.
- Other approvals and permits as may be required to construct and operate the Project.

Other agreements and approvals required to implement the Project would include, but would not necessarily be limited to, the following.

- Development Agreement between the City of Los Angeles and the Applicant.
- Hotel Development Incentive Agreement between the City of Los Angeles and the Applicant.
- Purchase and Sale Agreement between the City of Los Angeles and the Applicant for the City parcels within the Project Site.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2016-4219-GPA-ZC-SN, ENV-2016-2594-EIR as presented to PLUC. Support is conditioned on applicant including verbiage in planning case to stipulate that public sidewalk access will be maintained during construction. The following statements are concerns but not conditions of support. PLUC strongly encourages looking at alternative designs for the signage and proposes integrating the signage more into the parking podium. PLUC is concerned with the curb cut along Figueroa since it is very close to the adjacent project’s curb cut. PLUC encourages providing more of an emphasis on pedestrian access across the site and feels the current design caters much more to vehicles on the ground floor. PLUC strongly supports the need for signage along Pico and Flower.

Presented by: Robert Newman

Seconded by: Patti Berman

Scott Bytof - Chair	Y
Patti Berman	Y
Robert Newman	Y
Nate Cormier	Y
Beverly Christiansen	Y
Michael Delajani	Absent
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Absent

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

5) Meeting Adjourned at 10:20pm

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.

POSTING: 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> .

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