



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: April 17, 2018

Contact: scott.bytof@dlanc.com for more information

1) Call to Order / Roll Call

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	No
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delijani	No
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Late
Quinn Tang	No
Audrey von Ahrens	Yes

2) Committee Member Introductions

3) Approve Minutes from 3/20/18

Presented By: Scott Bytof

Seconded By: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Yes
Beverly Christiansen	Abstain
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

4) Report on 4/13/18 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) Old Business: none
- 9) New Business

- a) **Presentation by:** Liliger Damaso / Lili@liquorlicenseagents.com
Case Number: ZA-2018-433-CUB, ENV-2018-435-CE
Project Location: 300 S Grand Ave Los Angeles, CA 90071
Project Description Request: 2,350 SF Restaurant applying for a conditional use permit for a type 41 liquor license for on-site sale and consumption of beer and wine. 26 indoor seats, no live entertainment. Monday through Sunday 10:30 am to 9:30 pm.

Per LAMC 12.24-W.1, 2,350 (sq ft) Pizza Restaurant applying for a conditional use permit for a type 41 liquor license for on-site sale and consumption of beer and wine. 26 indoor seats, no live entertainment. Monday through Sunday from 10:30 am to 9:30 pm, in the C2-4D and R5-4D zone.

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. ZA-2018-433-CUB, ENV-2018-435-CE. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

Presented By: Simon Ha
Seconded By: Beverly Christiansen

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

- b) **Presentation by:** Arminda Diaz / arminda@d3architecture.com
Case Number: ZA-2018-859-CUB, ENV-2018-860-CE,
Project Location: 915 Wilshire Blvd Los Angeles, CA 90017
Project Description Request: The project is 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 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room, and an 801 sf outdoor patio

area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation 9:00 a.m. to 2:00 a.m. daily.

Square footage and seat counts are summarized below:

SEATING AND FLOOR AREA SUMMARY		
<u>Description</u>	<u>Sq. Ft.</u>	<u>Seats</u>
Dining Area	1,574 sf	88 indoor
TV/Media Private Dining Room	281 sf	14 indoor
Kitchen/BOH	2,007 sf	-
Outdoor Patio (on-site)	240 sf	12 outdoor uncovered
Portico (on-site)	561 sf	20 outdoor covered
Total	3,862 sf Floor Area 240 sf uncovered patio (on-site) 561 sf covered patio (on-site)	134 total seats 102 indoor 32 outdoor

Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, 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 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room, and an 801 sf outdoor patio area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation 9:00 a.m. to 2:00 a.m. daily.

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. ZA-2018-859-CUB, ENV-2018-860-CE. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.

Presented By: Patti Berman

Second By: Simon Ha

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

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

Case Number: ZA-2018-99-CUB, ENV-2018-100-CE

Project Location: 460 S. Spring Los Angeles, CA 90013

Project Description Request: Pursuant to LAMC § 12.24 W, 1, the applicant is requesting to obtain a new Conditional Use Permit to allow for an upgrade of off-site sales of beer and wine to full liquor with on-site beer and wine consumption, in conjunction with a 2,135 square-foot gourmet wine shop on the ground floor of a mixed-use building. Maintaining hours of operation from 11am – 2am.

Pursuant to LAMC section 12.27 W.1, Conditional Use Permit to allow for an upgrade of beer and wine off sales, to full liquor. Maintaining the on-site beer and wine consumption, in conjunction with the existing 2.135 square-foot shop with 25 seats, on the ground floor of a mixed-use building. Maintaining hours of operation from 11am-2am.

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. ZA-2018-99-CUB, ENV-2018-100-CE Support is conditioned on the following:

- 1.) in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.
- 2.) Approval is conditioned on fixing Application under “SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT” Section 4f listed below:
 - Fi. “Will there be beer and wine only, or a full-line of alcoholic beverages available?” Answer should be changed from “0” to “YES”
 - Fii: “Will ‘fortified’ wine (greater than 16% alcohol) be sold? “Answer should be changed from “0” to “YES”
 - Fiii: “Will alcohol be consumed on any adjacent property under the control of the applicant?” Answer should be changed from “0” to “NO”

Presented By: Patti Berman

Second By: Audrey von Ahrens

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Abstain
Lauren Mishkind	Abstain
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 6; No: 0, Abstention: 2; Absent: 3, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Matt Dzurek / matt@agd-landuse.com, Eric Ubersax / eubersax@devenneygroup.com

Case Number: DIR-2017-5308-SPR

Project Location: 1401 S. Grand Ave Los Angeles, CA 90015

Project Description Request: Construction of a four-story 142,790 square foot building to provide emergency department, NICU, antepartum, postpartum, and labor and delivery services and a six-story parking structure that includes 8,000 square feet of retail space.

Pursuant to LAMC section 16.05.C.1(a), Site Plan Review for the construction 90,901 square feet of net floor area.

Recommended action: No action. Postponed to next month /Applicant will return to present at another time.

e) **Presentation by:** Jim Ries / jim@craiglawson.com

Case Number: CPC-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852

Project Location: 554 S. San Pedro St. Los Angeles, CA 90013

Project Description Request: Removal of existing building and the construction of two new multi-family residential buildings consisting of up to 382 dwelling units, 25,493 square feet of philanthropic institution and 2,250 square feet of retail space.

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level¹, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 (Light Industrial Zone) to C2 (Commercial Zone) to permit the construction of a new mixed-use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low-Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of

commercial space. The project's proposed floor area ratio is equal to 8.1 to 12 .

4. Pursuant to L.A.M.C. Section 12.21. G.3(a)92), the Applicant requests approval of a Director's Decision to allow
 - i. A 10% increase in the qualifying area of indoor, covered open space to 35% percent of the total required usable open space permitting the project to provide 13,370 square feet of interior common areas.
5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings. Within this Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentives outlined in L.A.M.C Section 12.22 A.29 (c):
 - a. A 35% increase in total floor area
 - b. Open space requirement pursuant to Section 12.21.G reduced one-half
 - c. No parking required for dwelling units for households earning less than 50% Area Medium Income
 - d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit.
6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and resubdivision of the land and the creation of one ground lot containing 3 air space lots necessary to facilitate the development of a mixed-use project.
 - a. Lot 1: ground Lot
 - b. Lot 2: Phase 2 Tower + Portion of Subterranean Parking
 - c. Lot 3: Portion of Phase 1 Tower + Portion of Subterranean Parking
 - d. Lot 4: Portion of Phase 1 Tower + Portion of Subterranean Parking

Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements

1. Based on affordability levels as set by United States Department of Housing and Urban Development (HUD) consistent with LAMC 12.22 A 19 (a)
2. LAMC 12.22 A 29 (c) (1) permits a 35% increase over the permitted floor area.

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-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852. Support is conditioned on

the following: 1. Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.

Presented By: Patti Berman

Second By: Beverly Christiansen

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

10) Adjourned at 9:15pm

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 Venice 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.