



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: June 19, 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 6:40pm / Roll Call

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

- 2) Committee Member Introductions
- 3) Approve Minutes from 5/15/18

Presented by: Patti Berman

Seconded by: Scott Bytof

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Absent
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Yes
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 6/12/18 DLANC Board Meeting concerning items presented by PLUC - 554 S. San Pedro St. Los Angeles, CA 90013 supported by DLANC's Central City East Ad Hoc Committee ("CCEAHC")
- 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
- Item 9A) 243 E 5th St. is postponed until July 17th, and is no longer on agenda tonight.**
- 8) Old Business:

- a) **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: Update without presentation or action.

9) New Business

- a) **Presentation by:** Kevin Franklin / liquorspecialist@msn.com
Case Number: ZA-2017-5194, ENV-2017-5195-CE
Project Location: 243 E 5th St. Los Angeles, CA 90013
Project Description Request: Conditional use for the sale of a full line of alcohol with proposed hours of operation from 7am-11pm Sunday to Thurs and 7a-2a Friday and Saturday.

Pursuant to LAMC 12.24 W1, on site sale and consumption of a full line of alcoholic beverages in a restaurant.

Additional Information from Public Hearing Notice:

The project site is improved with an approximately 27,092 square-foot two-story retail building inclusive of multiple tenant spaces. The project involves the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of 1,650 square-foot restaurant, for a total number of 37 indoor seats. The proposed project does not involve the expansion of the building footprint. The restaurant proposes to operate from 7:00 a.m. to 11:00 p.m. Monday through Thursday, 7:00 a.m. to 1:00 a.m. Friday and Saturday, and 7:00 a.m. to midnight Sunday.

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Stat CEQA Guidelines, Section 15305, and City CEQA Guidelines, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

2. 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 the operation of a restaurant in the [Q]R5-2D Zone.

Recommended action: Presentation postponed. No action determined.

- b) **Presentation by:** Peter Impala / peter@aralicens.com, Kam Fung Lau / kam@aralicens.com
Case Number: ZA-2018-2880-MPA, ENV-2018-1947-CE
Project Location: 450 W Olympic Blvd #B & C Los Angeles, CA 90015
Project Description Request: Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats and a 467 sq. ft. patio with 20 outdoor seats. Hours of operation from 11:00am to 12:00am, daily.

Per LAMC section 12-24-M and LAMC section 12-24-W, 1 requesting a plan approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats, and a 467 sq. ft. patio with 20 seats, serving a full line of alcoholic beverages for on-site consumption, with proposed hours of operation from 11:00am to 12:00 midnight (daily), in the [Q]R5-4D-O Zone, (Previously approved under case No. ZA-2015-810-MCUP).

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-2018-2880-MPA, ENV-2018-1947-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: Scott Bytof
Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Wendell Blasingame	Yes
Beverly Christiansen	Absent
Michael Delijani	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Yes
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:** Shaneen Tuley / Shaneen@TuleyPM.com
Case Number: ZA-2018-1262-ZV
Project Location: 1243 S Olive Los Angeles, CA 90015

Project Description Request: Doggie Daycare and Grooming with Boarding facilities for overnight stays, no outdoor kennels.

Pursuant to LAMC 12.14, to allow dog boarding (overnight stays) in a C2 Zone in conjunction with a grooming and daycare business.

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-2018-1262-ZV.

Presented by: Patti Berman

Seconded by: Wendell Blasingame

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

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

OUTCOME: Motion Passes

(Change in order of agenda. The next item presented is item 6f.)

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

Case Number: ZA-2018-906-CUB-CUX-ZV-CDO

Project Location: 612 S Broadway Los Angeles, CA 90014

Project Description Request: Rehabilitation of an existing 68,962sf 6-story high-rise building for creative office and retail use. Proposing a 7th floor addition restaurant use and 8th floor (high rooftop) bar with rooftop dining, complimented by live entertainment and dancing.

1) Pursuant to LAMC § 12.24 - W,1 a new conditional use permit for the sales and dispensing of a full-line of alcoholic beverages for on-site consumption throughout the 7th and 8th/rooftop floors consisting of 12,251sf and providing a total of 742 seats (Requesting hours of operation from 6:00am-2:00am daily);

2) Pursuant to LAMC § 12.24 – W,18 a conditional use to permit live entertainment and dancing on the 7th and 8th /rooftop floors;

3) A zone variance, pursuant to LAMC 12.27, to allow relief from LAMC 12.14 A,1 (b) 3 to permit the use of uncovered outdoor rooftop dining as well as dancing and entertainment in a C5 zone;

4) A zone variance, pursuant to LAMC 12.27, to allow relief from Ordinance 164,307, to permit a new FAR of 6.85 for a building with an existing nonconforming FAR of 7.11 in lieu of the required

6.0;

5) A zone variance, pursuant to LAMC to 12.24-W,18, to allow relief from 12.21 A-4 for zero parking spaces, in lieu of the 13 triggered spaces required for the increase in FAR;

6) Pursuant to LAMC 13.08 E, the applicant requests a Community Design Overlay approval for the 1924 building. Proposing a front façade cleaning and restoration, new ground-level storefront, and a new rooftop addition for a proposed restaurant and rooftop bar with outdoor dining.

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-2018-906-CUB-CUX-ZV-CDO, with the exception of request number 3: “zone variance to permit the use of uncovered outdoor rooftop dining as well as dancing and entertainment in a C5 zone.” Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Patti Berman

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

e) **(5) Presentation by:** Elizabeth Peterson / Elizabeth@epgla , Liz Optholt / liz@epgla.com
liz@epgla.com

Case Number: ZA-2018-331-CUB-CUX-ZAD

Project Location: 124 E Olympic Los Angeles, CA 90015

Project Description Request: An Adaptive Reuse Conversion of an existing 6-story commercial office building to a 7-story, 149-room, 79,275 square foot hotel with ground floor and rooftop dining. In conjunction with hotel and restaurant use, a Conditional Use Permit to allow the sales and service of a full line of alcoholic beverages for on-site consumption and a Conditional Use Permit to allow dancing. Hours of operation 24 hours with alcohol service 6 am – 2 am daily. No additional FAR.

Pursuant to the Los Angeles Municipal Code, section 12.24-X,1; the applicant requests a Zoning

Administrator’s Determination to allow the adaptive reuse of the existing 6-story office building zoned M2-2, located in the Downtown Project Area, constructed in accordance with the building and zoning codes in effect prior to July 1, 1974.

Pursuant to the Los Angeles Municipal Code, section 12.24-W,1; the applicant requests a Conditional Use to permit the on-site sales, dispensing, and consumption of a full-line of alcoholic beverages in conjunction with a proposed 7-story hotel comprised of a total 79,257 S.F., having access-cabinets in each of the 149 hotel guest rooms, a 2,602 S.F. ground floor restaurant area with 124 interior seats, a ground floor 2,195 S.F. hotel restaurant with 137 interior seats, 946 S.F. coffee lounge with 36 seats, and a 4,431 S.F. hotel rooftop terrace and pool deck with 147 exterior seats. Proposed hotel hours of operation are 24 hours with alcohol sales from 6am-2am, daily.

Pursuant to the Los Angeles Municipal Code, section 12.24-W,18; the applicant requests a Conditional Use to permit dancing throughout the hotel, particularly on the rooftop terrace (alternative layouts provided in “Exhibit A”).

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-2018-331-CUB-CUX-ZAD. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Robert Newman

Seconded by: Lauren Mishkind

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

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

OUTCOME: Motion Passes

Scott Bytoff announces disqualification from item 9f under California Regulation 18702.4(B)1A at 7:19pm

- f) **Presentation by:** Alexander Irvine / alex@irvineassoc.com , Sara Hernandez / Sara.Hernandez@dlapiper.com
Case Number: CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR,
Project Location: 1033-1057 South Olive Street, Los Angeles, CA 90015

Project Description Request: Replace existing uses with a high-rise mixed-use development providing a maximum of 794 residential units and approximately 12,504 square feet of commercial space consistent with the requirements of the Los Angeles Municipal Code.

1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 74531, to create one master ground lot and to subdivide the site into 17 airspace lots for a high-density urban mixed use Project containing a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space.

a. The Applicant requests permission to deviate from the number of parking space defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide residential parking consistent with LAMC Section 12.21.A.4.p for a ratio of approximately 1.1 parking space per residential dwelling unit in consideration of its proximity to jobs, services, and public transit.

b. The Applicant requests approval of a haul route in conjunction with the Vesting Tentative Tract Map approval.

2) Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project Site (Receiver Site) for the approximate amount of 404,803 square feet of floor area.

3) Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption only within up to ten premises.

4) Pursuant to L.A.M.C. Section 16.05, the Applicant requests Site Plan Review.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative 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, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

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. CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change. Additionally, the committee strongly encourages the addition of retail entrances along Olive Street and that the proposed screen material on the exterior of the building does not fully extend to the ground floor on the street fronting elevations.

Presented by: Patti Berman

Seconded by: John Swartz

Scott Bytof – Chair	Disqualified
Patti Berman	Yes
Robert Newman	Yes
Wendell Blasingame	Yes
Beverly Christiansen	Absent
Notes 1045 Live	Absent
Simon Ha	Absent
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

(Scott Bytof resumes seat on committee at 8:20pm)

- 10) DTLA 2040 Update
- 11) SB 827 Update
- 12) Brief Discussion – Are there areas of downtown that could to be considered at capacity for alcohol uses, or that do not have the public safety infrastructure to support them?
- 13) Brief Discussion - Public Safety on the Streets – Is DLANC discussing this enough? Do the projects we support play a role?
- 14) Committee Member Comments and Announcements
- 15) Next Meeting: 7/17/18
- 16) Adjourned at: 9:52pm

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.