



# PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** July 18, 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

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

2) Approve Minutes from 6/20/17

- i) Unanimous approval with the change to Patti Berman's vote to abstention on item 9B.

3) Old Business:

- a) **Presentation by:** Jim Ries – Craig Lawson & Company LLC, revisiting completed application.

**Case Number:** DIR 2017-2333-SPR, ENV 2017-2334-EAF

**Project Location:** 655 S. San Pedro St, 513 E 7<sup>th</sup> St Los Angeles, CA 90014

**Project Description Request:** Demolition of an existing warehouse and construction of a 7-story (89' in height), approx. 46,510 sq. ft. affordable housing project with 81 residential units (80 Restricted Affordable Efficiency dwelling units one manager's).

Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof. Within the Site Plan Review, the

Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- a. A 35% increase in total floor area.
- b. The open space, including the number of trees, required by Section 12.21.G shall be reduced by one-half.
- c. No parking required for dwelling units for households earning less than 50% of the Area Medium Income (AMI).
- d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit. 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, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

**Recommended action:**

**The Planning and Land Use Committee recommends that DLANC submit a letter in continued support of the Applicant’s request in Planning Case No. DIR 2017-2333-SPR, ENV 2017-2334-EAF.**

Presented by: Scott Bytof

Seconded by: Robert Newman

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

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

**OUTCOME: Motion Passes**

**b) Presentation by:** Veronica Becerra – Revisiting:

- Design should adhere to the Downtown Design Guidelines as it relates to the ground floor treatment. Activate the ground floor along Wilde and Kohler Streets.
- Provide a minimum 12’-0” sidewalk along Wilde and Kohler Streets.

- Consider providing an equivalent number of affordable housing units in relation to the request for increased FAR.

**Case Number:** CPC-2016-4819-GPA-VZC-HD-DB-CUB-SPR , ENV-2016-4820-EAF , VTT-74751

**Project Location:** 930 E. 6<sup>th</sup> Street, (601, 603, 605(,) 611, 615, 619, 621, ~~E. 6<sup>th</sup> Street~~ (Central Avenue) Los Angeles, CA 90021)

**Project Description Request:** The proposed project will include 236 residential apartment units above 12,000 sq. ft. of commercial space with 33 car parking on the ground floor.

Pursuant to L.A.M.C. Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map Number 74751 to subdivide the site into one (1) Master Lot and four (4) Airspace Lots to allow for the construction of 236 residential units and 12,000 square feet of commercial space, including:

- Master Lot 1 consists of the entire ground floor lot,
- Airspace Lot 2 consists of all the residential units from the 2<sup>nd</sup> to the 8<sup>th</sup> floors,
- Airspace Lot 3 consists of the 1<sup>st</sup> floor commercial,
- Airspace Lot 4 consists o(f) the 1<sup>st</sup> floor parking for the commercial space, and
- Airspace Lot 5 consists of the three levels of residential subterranean parking.

Pursuant to L.A.M.C. 11.5.6, the Applicant requests a General Plan Amendment to change the Land Use Designation from Light Use Manufacturing to Regional Center Commercial and a Plan Amendment to remove footnote to allow for a FAR increase to 6 to 1.

Pursuant to L.A.M.C. Section 12.32 Q, the Applicant request(s) a Vested Zone Change from M2-2D to C2-2.

Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests a Height District Change from 2D to 2, to allow for a FAR of 6 to 1.

Pursuant to L.A.M.C. Section 16.05, the Applicant requests that Site Plan Review Findings be made as part of the discretionary approval.

Pursuant to L.A.M.C. Section 12.21 G 3, the Applicant requests a Director's Decision to allow a 10% reduction in open space.

Pursuant to L.A.M.C. Section 12.24 W 1, the Applicant requests approval of a Conditional Use Permit to allow for the on-site sale of full alcohol in conjunction with an approximate 6,000 square foot restaurant. The hours of operation, as well as alcohol service, will be from 10:00 am to 2:00 am daily.

**Recommended action:**

**Applicant to return after revisiting concerns stated from June 20<sup>th</sup> PLUC meeting. No action taken.**

10) New Business:

- a) **Presentation by:** Dafne Gokcen – F.E. Design & Consulting

**Case Number:** ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1

**Project Location:** 446-448 S.Main Street Los Angeles, CA 90013

**Project Description Request:** A Plan Approval to renew the entitlements in ZA-2012-0377(CUB)(CUX)(ZV).

A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater.

A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

Requested changes to prior approval:

The table below outlines the proposed changes:

	Condition #	Previous Approval ZA-2012-0377(CUB)(CUX)(ZV)	New Approval ZA-2012- 0377(CUB)(CUX)(ZV)(PA1)
<b>Interior Square Footage</b>	7	11,790 square feet	11,501 square feet (per C of O)
<b>Seats</b>	7	Restaurant: 42 Lounge: 29 Patio: 20 Theater: 412 Mezzanine: 147	Restaurant: 46 Lounge: 34 Patio: 20 Theater: 450 Mezzanine: 100
<b>Standing Patrons</b>	7	Theater – ground floor: 844 Mezzanine: 356	Theater – ground floor: 800 Mezzanine: 200
<b>Restaurant &amp; Lounge Hours</b>	10	9 a.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
<b>Theater Hours</b>	11	12 p.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
<b>Patio Hours</b>	15	9 a.m. to 2 a.m. daily with alcohol sales ending at 1:30 a.m.	Same
<b>Alcohol Hours</b>	10, 11, 14, 15	Alcohol sale must end at 1:30 a.m. and consumption must end at 2 a.m.	Change wording to state that alcohol service hours must match state law in anticipation of Senate Bill 384 which would allow alcohol service to 4 a.m.
<b>Patio barrier</b>	15.e.	Patio barrier must be a 42" iron railing	The patio has 42" planters instead of an iron railing
<b>Arcade games</b>	18	One photo booth and four or fewer arcade games are allowed in the restaurant and lounge only	Change wording to allow these to be anywhere
<b>Private room</b>	26	No enclosed room intended for use by patrons or customers is permitted	Allow one private room as an artist green room or artist family and friend room only
<b>Valet</b>	31, 32	Required at all times when the theater is in use	Remove this condition
<b>Security Guard requirement</b>	46	Security ratio must be 1 guard per 50 patrons	Allow seated events to have one guard per 75 patrons
<b>Security Guard First Aid</b>	47	All security guards must have American Red Cross First Aid	Allow other types of First Aid training
<b>Term limit</b>	57	5 years	10+ years

**Recommended action:**

**The Planning and Land Use Committee recommends that DLANC submit a conditional letter of continued support for the Applicant’s requests in Planning Case No. ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1; such support is conditioned on the following: (i) if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their project, and (ii) the CUB is limited to 5 years.”**

Presented by: Patti Berman

Seconded by: Scott Bytof

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

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 3, Recused: 0

**OUTCOME: Motion Passes with conditions**

**b) Presentation by: Mee Lee**

**Case Number:** CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF

**Project Location:** 656-660 S. Stanford Ave., Los Angeles CA 90021

**Project Description Request:** Demolition of existing SRO building (50 Units); relocation of tenants (42 currently); construction of new 6 stories of residential units (total of 82) and amenities spaces over 1 story parking.

- (1) General Plan Amendment (GPAJ) per LAMC Section 11.5.6, Section 12.32 – Request is to change the Land Use Designation from Light Manufacturing to Regional Center with 6:1 FAR Limitation.
- (2) Vesting Zone Change (VZCJ) per LAMC Section 12.32 Q – Request to permit a vesting change of zone from M2-2D to C2-2.
- (3) Height District Change (HD) per LAMC Section 12.32 F - Request to permit a change of zone from Height District 2D to Height District 2 and remove the D limitation.
- (4) Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for an affordable housing project that exceeds 50 units.
- (5) Project JJJ Designation and Incentives – Request to permit the application of two of the three incentives allowed under JJJ:
  - Additional Reduction of Open Space from that permitted under the Greater Downtown Housing Incentive Ordinance to allow for an additional 733 SF reduction

from the 4,113 SF requirement (50% of 8,225 SF) for a total of 3,380 SF of Open Space provided.

- Reduction in the required number of trees. The LAMC requirement is 1-24" box tree for every 4 units; 82 units would require 21-24" box trees project is able to provide 1-48" tree, 5-36" box trees and 4-24" box trees for a total of 10 trees.

**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. CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF. Support for project is not conditioned; however, the Committee encourages the Applicant to maximize glazing along the street-facing ground floor façade.**

Presented by: Robert Newman

Seconded by: Simon Ha

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

Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 3, Recused:0

**OUTCOME: Motion Passes**

c) **Presentation by:** Committee

**Case Number:** CF-17-0274

**Project Location:** City of Los Angeles

**Project Description Request:** Proposed Affordable Housing Linkage Fee Ordinance

**Recommended action:**

**The Planning and Land Use Committee will make a community impact statement.**

**No letter is required.**

Presented by: **Nate Cormier**

Seconded by: **Robert Newman**

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes

Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delajani	Absent
Simon Ha	Abstained
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 9; No: 0; Abstention: 1; Absent: 3, Recused: 0

**OUTCOME: Motion Passes**

### 11) Adjourned 9:45pm

**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.

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**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) <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 213-485-1360 or email [ncsupport@lacity.org](mailto:ncsupport@lacity.org) .