



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: August 21, 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: 6:37pm / Roll Call

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

*subject to prior board approval

- 2) Committee Member Introductions
- 3) Approve Minutes from 7/17/18

Presented by: Patti Berman

Seconded by: Scott Bytof

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

Vote Count: Yes: 5; No: 0, Abstention: 2; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- 4) Report on 8/14/18 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) Committee Member Comments

8) Old Business:

- a) **Presentation by:** Ariel Gutierrez / office@cmsla.net (presentation not confirmed at posting date, see document description for updates)

Case Number: ZA-2018-532-CUB, ENV-2018-533-EAF

Project Location: 643 S. Olive St. Los Angeles, CA 90014

Project Description Request: Conditional Use Permit to allow a full line of alcoholic beverages in conjunction with a proposed 6352 sq. ft. restaurant lounge with 216 indoor seats and hours of operation from 10AM – 2AM daily.

Recommended action: Presentation postponed due to absence of presenter. No action determined.

9) New Business

- a) **Presentation by:** Lee Rabun / clr1985lee@yahoo.com

Case Number: ZA 2018-1891-CUB-CUX, ENV-2018-1892-EAF

Project Location: 355-363 S. Broadway, 305-307 W. 4th Street Los Angeles, CA 90013

Project Description Request: Bar/Lounge/Restaurant with Alcoholic Beverages, Live Entertainment and Public/Patron Dancing.

Pursuant to Condition No. 8 of Case No. ZA 2014-1593(CUB)(CUX)(ZV), a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; with live entertainment and public and patron dancing; in conjunction with an existing 7,980 square-foot Bar/Lounge/Restaurant; having hours of operation and alcohol sales from 11 a.m. to 2 a.m., daily; with a seating capacity for 96 indoor and 52 outdoor patrons; in the [Q]C2-4D-CDO-SN zone; also, a conversion of the Type 47 license to a Type 48 liquor license; and Modifications to certain conditions that were imposed in the prior grant cited above:

Condition 7d: To allow a dual purpose dance/dining floor measuring 400 instead of: "...Public and patron dancing shall be limited to the 196 square-foot dance floor..."

Condition No. 13: To allow an admission or cover charge of twenty dollars instead of " Petitioner(s) shall not require an admission or cover charge that exceeds the entry fee of five dollars as specified by the applicants "

Condition No. 23: To remove this condition in its entirety, instead of: " There shall be no queue lines allowed at any time on adjacent sidewalks "

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 2018-1891-CUB-CUX, ENV-2018-1892-EAF. 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: Patti Berman

Seconded by: Simon Ha

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari*	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Absent
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: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

- b) **Presentation by:** Christine Rivera / christine@epgla.com, Elizabeth Peterson / elizabeth@epgla.com

Case Number: ZA-2018-2881-CUB, ENV-2018-2882-CE

Project Location: 414-420 S. Spring St. 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 5,610 sq. ft. bar/lounge with live entertainment and public dancing, with 110 interior seats, and hours of operation from 11:00 a.m. to 2:00 a.m..

Pursuant to LAMC Section 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 an existing 5,610 sq. ft. bar lounge, with 110 interior seats and hours of operation from 11:00 a.m. to 2:00 a.m. daily.

Pursuant to LAMC Section 12-24-W, 18 A Conditional Use Permit to allow public dancing and live entertainment in connection with the existing bar.

Recommended action: Presentation postponed until next PLUC meeting on Thursday, September 20th. No further action determined at this time.

- c) **Presentation by:** Sherrie Olson / sherrieolson2@gmail.com

Case Number: ZA-2018-1280-CUB, ENV-2018-1281-CE

Project Location: 504 W. Olympic Blvd. Los Angeles, CA 90015

Project Description Request: A Conditional use permit to allow the continue(d) sale of beer and wine for off-site consumption in conjunction with an existing 1,841 Sq ft. mini-market and gas station with hours of operation of 24 hours 7 days a week.

Pursuant to LAMC section 12.24-W.1, A Conditional use permit to allow the continue(d) sale of beer and wine for off-site consumption in conjunction with an existing 1,841 sq. ft. mini-market and gas station with hours of operation 24 hours, 7 days a week.

Pursuant to LAMC section 12.24-W.27, A Conditional use permit to allow hours of operation 24 hours, 7-days a week in lieu of restricted hours of 7:00 (a.m.) to 11:00 p.m. as required by mini-market shopping center regulations.

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-2018-1280-CUB, ENV-2018-1281-CE, contingent on the owner providing on-site security during all hours of alcohol sales. letter of support is also conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change. If security is not provided by the Applicant during all hours of alcohol sales, the Planning and Land Use Committee recommends that DLANC does not submit a letter of support.

Presented by: Simon Ha

Seconded by: Ryan Afari

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

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

OUTCOME: Motion Passes

- d) **Presentation by:** Kevin Franklin / liquorspecialist@msn.com (presentation not confirmed at posting date, see document description for updates)

Case Number: ZA-2017-5194-CUB

Project Location: 243 E. 5th St. Los Angeles, CA 90013

Project Description Request: Conditional use for the sale of a full line of alcohol in a restaurant 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.

Recommended action: Presentation postponed until next PLUC meeting on Thursday, September 20th. No further action determined at this time.

- e) **Presentation by:** Matthew Hayden / matthew@haydenplanning.com

Case Number: ZA-2018-3288-CUB-SPR, ENV-2018-3289-EAF

Project Location: 1138-1142 S. Broadway Los Angeles, CA 90015

Project Description Request: Proposed construction, use, and maintenance of a new 139-room, approximate 67,409 SF 15-story hotel providing 42 vehicle parking spaces and 16 bicycle parking spaces. Existing site improvements/landscaping to be removed.

Site Plan Review pursuant to Los Angeles Municipal Code (LAMC) Section 16.05 for a hotel in the Greater Downtown Housing Incentive Area.

Conditional Use pursuant to LAMC Section 12.24 W 1 to permit the sale and dispensing of alcohol for on-site consumption in a hotel with a ground floor restaurant/bar containing up to 125 seats, in-room mini-bars, and rooftop patio/bar containing up to 200 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-2018-3288-CUB-SPR, ENV-2018-3289-EAF. Letter of support is conditioned on the following: 1) a minimum of 6’ wide continuous path of travel is provided following the Downtown Design Guidelines, 2) the Applicant maintains pedestrian access should the sidewalk be temporarily closed during construction, 3) any walkways temporarily covered due to construction are well-lit, and 3) the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Patti Berman

Seconded by: Ryan Afari

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari*	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Absent
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: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

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

Case Number: ZA-2017-978-ZV-SPPA-SPP, ENV-2017-979-EAF

Project Location: 1018 W. Ingraham St. Los Angeles, CA 90017

Project Description Request: Applicant proposes to build and 8 story mixed use building with 7 floors of apartments and level of street level commercial, parking is proposed to be provided at an off-site location.

1) Pursuant to LAMC Section 11.5.7C, and Section 17.A.1 of the CCWSP, the Applicant requests Project Permit Compliance review.

a. Pursuant to CCWSP Section 3.D, the CCWSP shall serve as a substitute ordinance and process for the requirements of LAMC Section 16.05 and LAMC Section 12.24U14.

b. Pursuant to CCWSP Section C2. Appendix D, up to 50% of the required trees will be planted offsite.

2) Pursuant to LAMC Section 12.27, the Applicant requests a Variance from Section 12.21A4a to locate the residential parking at an off-site location proximate to the site.

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, haul route, removal of existing street trees, building 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. ZA-2017-978-ZV-SPPA-SPP, ENV-2017-979-EAF. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, and any walkways temporarily covered due to construction are well-lit. Additionally, the Planning and Land Use Committee strongly recommends that special attention is given to the design of the prominent highway-facing façade (south elevation).

Presented by: Patti Berman

Seconded by: Ryan Afari

Scott Bytof – Chair	Yes
Patti Berman	Yes
Ryan Afari*	Yes
Wendell Blasingame	Absent
Beverly Christiansen	Absent
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: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

g) **Presentation by:** Patti Berman

Case Number: NA

Project Location: DLANC Boundaries

Project Description Request: Update – Cannabis Businesses and NC’s

10) DTLA 2040 Update

11) Proposed delivery dates – Minutes 8/28, Motions 8/31 and Letters 9/4

12) Committee Member Comments and Announcements

13) Next Meeting: 9/20/18 (note special Thursday date), Tentative Presentations:

- 222 W 2nd

- 309 W 12th
- 700-746 S Los Angeles St
- 615 S Spring
- 523 W 6th
- 737-755 S Spring

14) Adjourn at: 9:45 pm

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 .