



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: September 19, 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	Absent
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delajani	Yes
Simon Ha	Yes
John Swartz	Absent
Lauren Mishkind	Yes
Quinn Tang	Absent

2) Approve Minutes from 8/15/17]

Unanimous approval with exception to Simon Ha who abstained due to absence at 8/15/17 meeting.

3) Old Business:

a) **Presentation by:** Acting Chair

Case Number: ENV-2017-1794-CE, ZA-2017-1793-CUB

Project Location: 420 East 3rd Street Los Angeles, CA 90013

Project Description Request: CUB for sale of a full line of alcohol at a 53-seat, 1036 sf restaurant & a Master CUB for up to 5 restaurant w/b&w svc in 6184 sf area w up to 122 seats inside + 22 seats on a 603 sf patio, 7823 sf & up to 197 seats total.

Recommended action: Amend DLANC support letter to note that: At the 8/15/17 DLANC PLUC Meeting, it was represented that this project was within DLANC boundaries, but it has subsequently been determined that the project is located in the Historic Cultural Neighborhood Council adjacent to DLANC boundaries.

Presented by: Patti Berman

Seconded by: Robert Newman

Scott Bytof - Chair	Absent
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes

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

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

OUTCOME: Motion Passes

b) **Presentation by:**

Case Number: ZA-2017-1933-CUB

Project Location: 1234 Wilshire Blvd., Los Angeles, CA 90017

Project Description Request: Conditional Use to allow the sale of limited beer and wine for off site consumption, in conjunction with the operation of a proposed 7-Eleven food store.

Pursuant to LAMC 12.24-W,1. A request to permit the sale of limited beer and wine for off-site consumption in conjunction with the operation of a proposed 7-Eleven food store.

Requesting 5 year grant.

The following are suggested conditions for the proposed sale of limited beer and wine for off-site consumption at 7-Eleven, 1234 Wilshire Blvd.:

1. The applicant shall maintain locked beer and wine cooler doors at all times. Customer access to cooler doors containing beer and wine shall only be provided by store employees upon customer request.
2. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
3. No single wine or beer can / bottle sales are permitted with the exception of single wine bottles which shall only be sold in 750 ml bottles or larger.
4. No fortified wine shall be sold.
5. The authorization granted herein for the sale of alcohol on the subject premises is for a period of **five (5) years** from the effective date of this grant. Thereafter, an Amendment to the Conditional Use Permit shall be required to continue the sale of beer and wine.
6. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise shall attend LAPD STAR Program. Upon completion of the training, the applicant shall provide evidence to the Planning Director that such training was provided.
7. A security plan shall be prepared to the satisfaction of LAPD who shall approve said plan in writing. This plan shall be in place and operational prior to applicant's utilization of any zoning entitlement granted herein.
8. There shall be no electronic games, coin-operated games, or other video machines maintained upon the premises at any time.
9. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police. All exterior portions of the site, shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site and no lighting shall

be located as to be seen directly by persons on adjacent properties. No exterior advertising of alcoholic beverages shall be permitted.

10. Applicant shall install and maintain security cameras and a two (2)-month video library that covers all areas of the business property including entrances or exits to the premise. The videotapes shall be made available to police upon request.

11. There shall be no cups, glasses, or similar receptacles commonly used for the drinking of beverages, sold, furnished, or given away at the petitioner's premises in quantities of less than twenty-four (24) in their original multi-container package.

12. Ice shall be sold only in 3-pound bags or larger.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's requests in Planning Case No. ENV-2017-1794-CE, ZA-2017-1793-CUB. Conditioned support is based on the request for operator/tenant to work in good faith with the property board of directors and property manager, on security/nuisance abatement solutions as well additional conditions pertaining to the CUP as stipulated in their letter to the Planning Department (see referenced BOD letter attached as exhibit).

Presented by: Robert Newman

Seconded by: Lauren Mishkind

Scott Bytof - Chair	Absent
Patti Berman	No
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delajani	Abstained
Simon Ha	Yes
John Swartz	Absent
Lauren Mishkind	Yes
Quinn Tang	Absent

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

OUTCOME: Motion Passes

4) New Business

a) **Presentation by:** Gary Benjamin

Case Number: ZA-2012-967-CUB-PA1

Project Location: 626 S. Spring Street

Project Description Request: Plan Approval to continue the sales and on-site consumption of a full-line of alcoholic beverages in conjunction with an existing 1,932 sf. bar and 164 sf. patio with hours of operation of 11 AM-2 AM daily and live entertainment.

Pursuant to Section 12.24-M of the Los Angeles Municipal Code, an Approval of Plans for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,932 square-foot bar featuring live entertainment such as DJ, karaoke, jazz trio or ambient music, with 79 indoor seats and a 164 square-foot outdoor patio

with 23 outdoor seats, previously approved per ZA Case No. 2012-967(CUB); and 2) Modifications to Condition No. 7 of ZA Case No. 2012-967(CUB) to extend the hours of operation from 11:00 a.m. to 1:45 a.m., daily to 11:00 a.m. to 2:00 a.m. daily; and, b) to rearrange seating from 80 indoor seats and 23 outdoor seats to 79 indoor seats and 23 outdoor seats; 3) Modification to Condition No. 17 of ZA Case No. 2012-967(CUB) to allow for other forms of live entertainment, such as DJ or karaoke, in addition to jazz trio or ambient music; 4) Modification to Condition No. 21 of ZA Case No. 2012-967(CUB) to allow karaoke; 5) Modification of Condition No. 31 of ZA Case No. 2012-967(CUB) to allow one security guard at the bar at all times in lieu of one per 75 patrons; 6) Modification of Condition No. 47 of ZA Case No. 2012-967(CUB) to allow bottle service at booths for special occasions; 7) Modification of Condition No. 48 of ZA Case No. 2012-967(CUB) to allow limited advertisement of alcoholic beverages on an 8 1/2 inch x 11 inch sized menu and/or sandwich sign to be posted outside the premise; and to allow secondary language on the wall sign below the posted name of the business "The Falls", to read "Cocktail."

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-2012-967-CUB-PA1.

Presented by: Simon Ha

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

b) **Presentation by:** Jim Ries

Case Number: ZA-2017-1156-MCUP, ZA-2017-1157-MCUP

Project Location: 801 S. Olive Street

Project Description Request: The Applicant requests approval of a Master Conditional Use Permit to permit the sale and/or dispensing of a full line of alcohol (with option for beer and wine only) for consumption on-site and off-site in approximately 10,000 square feet of interior floor area and 2,799 square feet of outdoor floor area. The original project was approved for up to 10,000 square feet of ground floor commercial floor area uses. One unit maintains frontage along Olive Street and consists of 2,814 square feet of floor and 500 square feet of floor area for patio seating for a cumulative total of up to 219 occupants (187 occupants indoor and 32 occupants outdoor). The other unit has frontage on both Olive Street and 8th Street and consists of approximately 6,469 square feet of floor area and 1,783 square feet of patio dining

area for a total of up to 509 occupants. Additionally, there is a small lobby café consisting of approximately 717 square feet of interior floor area and 516 square feet of floor area for patio seating along Olive Street with a cumulative total of 36 occupants.

A Master Conditional Use Permit authorizing 1) the sale and dispensing of a full-line alcoholic beverages for on-site consumption and the sale of a full-line of alcoholic beverage for off-site consumption in conjunction with a 2,814 square foot restaurant/retail space with 500 square-foot outdoor patio of 418 square feet is within the public right of way; 2) the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a 6,460 square-foot restaurant/retail space with a 1,783 square-foot outdoor patio of which 723 square-feet is within the public right-of-way ; 3) the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 717 square-foot café located in the residential lobby with a 516 square-foot outdoor patio of which 68 square feet i(s) within the public right-of-way, all located on the ground floor (of) a 33-story mixed-use building totaling 10,000 square feet of indoor ground floor space and approximately 2,799 square feet of patio space in the C4-2D zone. The proposed hou(r)s of operation from 6 am to 2 am, daily for three establishments.

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-2017-1156-MCUP, ZA-2017-1157-MCUP. Letter of support conditioned on future tenants returning to present at PLUC when required to apply for plan approval.

Presented by: Simon Ha

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

c) **Presentation by:** Eddie Navarrette

Case Number: ZA-2005-7016-CUB-CUX-PA2

Project Location: 103 E. 6th Street

Project Description Request: A Plan Approval to renew the entitlements in ZA-2005-7016-CUB-CUX-PA1.

Per LAMC 12.24-M A plan approval to allow the continued sale and dispensing of a full line of alcohol for on-site consumption in conjunction with an existing bar having live entertainment and patron dancing.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditional letter of support for the Applicant's requests in Planning Case No. ZA-2005-7016-CUB-CUX-PA2.

Conditioned support is based on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Although not a condition, the committee encourages the Applicant to provide additional lighting along 6th street to address growing safety concerns in the neighborhood.

Presented by: Simon Ha

Seconded by: Lauren Mishkind

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

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

OUTCOME: Motion Passes

d) **Presentation by:** Eddie Navarrette

Case Number: ZA-2017-3128-CUB

Project Location: 111 W. 9th

Project Description Request: A Conditional Use Permit to allow for the sale of a full line of alcoholic beverages in conjunction with a new 843 s.f. restaurant with 32 seats and hours of operation from 11 a.m. to 4 a.m. daily.

A Conditional Use Permit to allow for the sale of a full line of alcoholic beverages in conjunction with a new 843 s.f. restaurant with 32 seats in the C5-4D zone and hours of operation from 11 a.m. to 4 a.m. daily.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a letter of conditional support for the Applicant's requests in Planning Case No. ZA-2017-3128-CUB. Conditioned support is based on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Michael Delajani

Seconded by: Robert Newman

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

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

OUTCOME: Motion Passes

e) **Presentation by:** Michael Ayaz

Case Number: ZA 2017-1970 MPA, ENV-2015-499 MNA

Project Location: 750 South Grand Avenue

Project Description Request: Fundamental Los Angeles will be opening its second restaurant location in Central City located in Downtown Los Angeles. Pursuant to Los Angeles Municipal Code Section 12.24-M, an Approval of Plans to the existing Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,703 square-foot (34 indoor seats and 242 square-foot uncovered patio) restaurant with 34 indoor seats and an 242 square-foot uncovered patio with 11 outdoor seats. Proposed hours of operation are from 7:00 a.m. to 2:00 a.m., daily.

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 2017-1970 MPA, ENV-2015-499 MNA.

Presented by: Robert Newman

Seconded by: Simon Ha

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

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

OUTCOME: Motion Passes

Meeting Adjourned at 8:40pm

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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