



# PLANNING AND LAND USE COMMITTEE Meeting Minutes

**Meeting Date:** September 20, 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 6:42pm / Roll Call

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

- 2) Committee Member Introductions
- 3) Approve Minutes from 8/21/18

Presented by: Scott Bytof

Seconded by: Patti Berman

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

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

**OUTCOME: Motion Passes**

- 4) Report on 9/11/18 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) Abundant Housing Presentation  
**Lauren Mishkind arrives at 7:00PM**
- 8) DTLA 2040  
**Ryan Afari arrives at 7:08PM**
- 9) Committee Member Comments
- 10) Old Business:
  - a) Letter Correction – 1018 S Ingraham – Correct inadvertent affordable housing language

recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITIONS:

- (1) Applicant will maintain pedestrian and bicycle access should the sidewalk be temporarily closed during construction;
- (2) Applicant will ensure any temporary walkways covered due to construction are well-lit;
- (3) Applicant will take every effort to plant the required number of trees, whether on or off-site, with no reduction in required number;
- (4) Applicant will make it the priority to house individuals already within the skid row area;
- (5) Should it be found that there is historical significance to the façade, the Applicant will maintain as much of the historic fabric as feasibly possible.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto:planning@dlanc.com)

**Recommended action:** Approved by affirmation without letter of support.

- b) Letter Correction – 450 W Olympic – Correct beer and wine to full-line

Los Angeles Neighborhood Council (DLANC) voted to support the below request, pursuant to the motion passed on June 19, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's request listed below:

Pursuant to 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, 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).

In DLANC's view, the information presented provides adequate justification for granting Applicant's request for on-site sale and consumption of beer and wine but not offsite sales. Subject to the condition set forth below, and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITION:

**Recommended action:** Approved by affirmation without letter of support.

- c) **Presentation by:** Christine Rivera / [christine@epgla.com](mailto:christine@epgla.com), Elizabeth Peterson / [elizabeth@epgla.com](mailto: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:** 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-2018-2881-CUB, ENV-2018-2882-CE. Letter of support is conditioned on the Board receiving letters of support from the HOA, submitted by the Applicant and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Wendell Blasingame

Seconded by: Beverly Christiansen

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

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

**OUTCOME: Motion Passes**

11) New Business

- a) **Presentation by:** Dafne Gokcen / [dafne@fedesignandconsulting.com](mailto:dafne@fedesignandconsulting.com)

**Case Number:** ZA-2018-4348-CUB

**Project Location:** 523 W 6<sup>th</sup> St. Los Angeles, CA 90014

**Project Description Request:** A Conditional Use to permit the sale of beer and wine only for on-site consumption in conjunction with a new 2,619 square-foot restaurant having 65 seats and 8 seats on a 241 square-foot patio on the sidewalk, with hours of 6 a.m. to 11 p.m. daily.

Pursuant to LAMC 12-24-W,1, a Conditional Use to permit the sale of beer and wine for on-site consumption in conjunction with a new restaurant.

**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-2018-4348-CUB. 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: Simon Ha

Seconded by: Quinn Tang

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

Vote Count: Yes: 10; No: 0, Abstention: 0; Absent: 1, Recused: 0

**OUTCOME: Motion Passes**

- b) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com  
**Case Number:** ZA-2018-4343-MCUP, ENV-2018-4344-CE  
**Project Location:** 737-755, 759 S Spring St, 215 W 8<sup>th</sup> St Los Angeles, CA 90014  
**Project Description Request:** Master CUB for the sale of a full line of alcohol for up to 6 uses (5 restaurants & resident lobby) at the ground floor of a new mixed-use building, hours of operation 6am-12am daily, and up to 320 seats in 10,468 interior sf, & up to 94 seats in 1578 sf of patio area.

Pursuant to LAMC MCUB for service of a full line of alcohol within up to 6 spaces (5 restaurant & one lobby) totaling up to 320 seats/10,468 sf interior and up to 94 seats and 1578 sf on- and off-site patio.

**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-2018-4343-MCUP, ENV-2018-4344-CE. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project once identified.

Presented by: Audrey von Ahrens  
Seconded by: Bethany Christiansen

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 1, Recused: 2

**OUTCOME: Motion Passes**

c) **Presentation by:** Valerie Sacks / valerie@liquorlicense.com

**Case Number:** ZA 2018 2757 MCUP

**Project Location:** 900 S Figueroa, 901 S Flower St, 700 W 9<sup>th</sup> St Los Angeles, CA 90015

**Project Description Request:** MCUP for up to 4 new rests., 2 w/full alcohol (type 47 licenses), 2 w/beer & wine (type 41 licenses), up to 1 with live music, w/ up to 628 seats total w/in 16,045 s.f. int. & 1,059 s.f. mezzanine, up to 96 seats on 1,874 s.f. of patio area, 6am-2am daily, in C4-2D-SN zone.

Subject to LAMC 12.24 W.1, MCUP for the approval of up to 4 new restaurants, 2 w/ full alcohol (type 47), 2 w/ beer & wine, w/ up to 1 w/live music w/in 16,045 s.f. of int. grd flr retail space & 1059 s.f. mezzanine, 1,874 s.f. of outdoor area (up to 628 seats w/96 outside) hours of operation 6am-2am daily, locatC2-4D-SN zone.

**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 2757 MCUP. Letter of support is conditioned on the request for the individual operator/tenant(s) each come back to PLUC and present once identified.

Presented by: Beverly Christiansen

Seconded by: John Swartz

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

Vote Count: Yes: 10; No: 0, Abstention: 0; Absent: 1, Recused: 0

**OUTCOME: Motion Passes**

d) **Presentation by:** Kara Tobin / kara.tobin@psomas.com

**Case Number:** VTT-72702-CN-M1; ZA-2018-2852-CU-CUB-ZV-TDR-SPR; ENV-2014-564-MND-REC1

**Project Location:** 1153-1155 S. Olive Street and 309 W. 12th Street (Site 1A) / 1147-1149 S. Olive Street and 321 W. 12th Street (Site 1).

**Project Description Request:** Proposed construction, use, and maintenance of a new, 16-story, 121,218 square-foot, mixed-use building with 258 hotel guest rooms and 4,618 square feet of ground floor retail and restaurant uses. The Project will provide a total of 38 vehicle parking spaces.

VTT-72702-CN-M1

1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.11, a Modification to a previously approved Vesting Tentative Tract Map No. VTT-72702-CN to allow for the subdivision of two conventional lots, two master lots, and 29 airspace lots, in conjunction with the construction, use, and maintenance of a maximum of 536 residential condominiums, 243 258 hotel guest rooms and additional meeting rooms, and a maximum of 25 commercial condominiums comprised of 14,528 square feet of commercial space.

ZA-2018-2852-CU-CUB-ZV-TDR-SPR

2. Pursuant to LAMC Section 12.24-S, a Conditional Use to permit changes to parking requirements not to exceed 20 percent of the requirements otherwise required by the Code, before any included parking reduction for bicycle parking credits;

3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel (268 seats) and restaurant (204 seats), and the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed retail establishment, within a mixed-use development in the C2-4D-O Zone;

4. Pursuant to LAMC Section 12.27, a Zone Variance to allow more than 40 percent of the required automobile parking stalls to be designed as compact stalls in lieu of the requirements of LAMC Section 12.21-A,5(c);

- 5. Pursuant to LAMC Section 14.57, a Transfer of Floor Area Rights of less than 50,000 square feet from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site); and
- 6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more guest rooms.

**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. VTT-72702-CN-M1; ZA-2018-2852-CU-CUB-ZV-TDR-SPR; ENV-2014-564-MND-REC1. Letter of support is conditioned 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 encourages that further development and design consideration is given to the Olive Street elevation to include more fenestration and/or design activation and that the design on the ground floor on the 12<sup>th</sup> Street elevation is more accessible and inclusive.

Presented by: Wendell Blasingame  
 Seconded by: Simon Ha

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

Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 1, Recused: 2

**OUTCOME: Motion Passes**

12) Consider without Presentation:

a) **Agent:** Margaret Taylor / margaret@apex-la.com

**Case Number:** ZA 2012-3462 CUB-PA1

**Project Location:** 600 S Spring St.

**Project Description Request:** Pursuant to LAMC 12.24 M, an Approval of Plans to allow the continued sale and dispensing of a full line of alcoholic beverages, in conjunction with an existing 2,015 square-foot restaurant with 82 interior seats, inclusive of a 460 square-foot covered outdoor dining area, with 223.5 square foot outdoor dining area in the public right-of-way with 16 seats, having hours of operation from 7:00-2:00am, daily.

**Recommended action:** Approved by affirmation without letter of support. Support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

b) **Agent:** Margaret Taylor / margaret@apex-la.com

**Case Number:** ZA-2012-3366-CUB-PA1



**Project Location:** 630 W 6<sup>th</sup> St.

**Project Description Request:** Continuation of the sale of a full line of alcoholic beverages in conjunction with the operation of an existing restaurant.

Pursuant to Section 12.24 M, Conditional Use Plan Approval to permit the sale of full line of alcoholic beverages in conjunction with the operation of an existing restaurant with 2,549 SF, 55 seats interior and 577 SF, 37 seats outdoor for a total of 3,126 SF and 92 seats. Hours of operation from 11:00 am – 2:00 am daily.

**Recommended action:** Approved by affirmation without letter of support. Support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

13) DTLA 2040 Update (continued if necessary)

14) Proposed delivery dates – Minutes 9/25, Motions 9/27 and Letters 10/4

15) Committee Member Comments and Announcements

16) Next Meeting: 10/16/18

Tentative Presentations:

- 243 E 5th
- 630 W 6<sup>th</sup>
- 514 S Broadway
- 1144-1148 Los Angeles St
- 615 S Spring
- 541 S Spring
- 700-746 S Los Angeles
- 333 S Figueroa – L.A. Grand Hotel

17) Adjourn at 9:54PM

**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) <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) <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](mailto:ncsupport@lacity.org) .