



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** December 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	Y
Patti Berman	Y
Robert Newman	Absent
Nate Cormier	Absent
Beverly Christiansen	Y
Michael Delajani	Y
Simon Ha	Y
John Swartz	Y
Lauren Mishkind	Y
Quinn Tang	Y

2) Approve Minutes from 11/21/17

Presented By: John Swartz

Seconded By: Patti Berman

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

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

**OUTCOME: Motion Passes**

3) Old Business:

a) **Presentation by:** Kristin Dossetti / kristin@lezinque.com

**Case Number:** ZA-2017-3697-CUB, ENV-2017-3698-CE

**Project Location:** 939 S Broadway, Los Angeles, CA 90015

**Project Description Request:** Proposed 4250 sqft. Restaurant w/139 interior seats & 485 square-foot patio (120 sqft. uncovered) with 20 exterior seats, serving a full line of alcoholic beverages for on-site consumption & hours 6-12am in the [Q]C2-4D-CDO-SN zone.

Per LAMC Authorizing Section 47, 12.24-W,1, Conditional Use permit to allow [TYPE 47] On-Sale General Eating Place for on-site consumption of beer, wine, distilled spirits in in conjunction with a Bona Fide Place/Restaurant incl. 3250 SF/159 Seat Dining Area w/proposed hrs of Op: 0600-0200, 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-2017-3697-CUB, ENV-2017-3698. Letter of support is not conditioned, however the Planning and Land Use Committee strongly recommends that the outdoor seating provide a maximum of one expanded seating area and update the design to facilitate more fluid pedestrian movement along the sidewalk.**

Presented by: Scott Bytof

Seconded by: Quinn Tang

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

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

**OUTCOME: Motion Passes**

4) New Business

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

**Case Number:** ZA-2012-914-CUB-PA1, ENV-2017-4553-CE

**Project Location:** 108 W 2<sup>nd</sup> Street

**Project Description Request:** Continuation of the on-site sale of beer and wine.

Conditional Use Permit to allow the continued sale of beer and wine for onsite consumption in conjunction with the operation of an existing restaurant [Badmaash] with approximately 1,600 SF interior with 43 seats and approximately 400 sq. ft. exterior with 10 seats for a total of 2,000 SF and 53 seats. Hours of operation from 8 am to 11 pm, Sunday through Wednesday and 8 am to 1 am, Thursday through Saturday.

**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-2012-914-CUB-PA1, ENV-2017-4553-CE.**

Presented by: Simon Ha  
Seconded by: Patti Berman

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

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

**OUTCOME: Motion Passes**

b) **Presentation by:** Louie F. Cano/louie@canoliquorlicenses.com

**Case Number:** ZA-2010-1071-CUB-PA1

**Project Location:** 600 W 7<sup>th</sup> Street, Los Angeles, CA 90017

**Project Description Request:** The application is for a Plan Approval-Booze (PAB) to remove the Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (PAB) for the project site (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

Pursuant to LAMC 12.24(M) and ZA memo No. 122 (July 28, 2010), Zoning Administrator's approval of a Plan Approval-Booze (PAB) to remove Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (CUB) for a 1,722 square-foot restaurant at 600 W 7<sup>th</sup> Street (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

**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-2010-1071-CUB-PA1. Letter of support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.**

Presented by: Scott Bytof  
Seconded by: Patti Berman

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

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

**OUTCOME: Motion Passes**

- c) **Presentation by:** Lee Rabun/clr1985lee@yahoo.com  
**Case Number:** ZA-2017-3062-CUB, ENV-2017-3061-CE  
**Project Location:** 842 South Broadway, Los Angeles, CA 90014  
**Project Description Request:** Continued Operation of a theater/event venue with a food service and accessory alcoholic beverage service.

Pursuant to Condition No. 33 of Case No. ZA 2008-4621(CUB), 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; in conjunction with the operation of the existing 43,600 square-foot Orpheum Theatre; having hours of operation and alcohol sales from 2 p.m. to 2 a.m., daily; with a seating capacity for 2,100 persons; in the [Q]C5-4D-CDO-SN zone.

**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-2017-3062-CUB, ENV-2017-3061-CE.**

Presented by: Patti Berman

Seconded by: Quinn Tang

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

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

**OUTCOME: Motion Passes**

- d) **Presentation by:** Fernando j. Diaz/fdiaz@aneconsult.com  
**Case Number:** ZA 2017-4214 CUB  
**Project Location:** 809 S Hill, Los Angeles, CA 90014  
**Project Description/Request:** Pursuant to LAMC 12.24W-1 a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed 2527 square foot restaurant with 68 seats and a proposed 496 sq ft covered outdoor patio with 20 seats. Proposed hours 11am to 9(pm) 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 2017-4214 CUB. Letter of support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.**

Presented by: Scott Bytof

Seconded by: Simon Ha

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

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

**OUTCOME: Motion Passes**

e) **Presentation by:** Alix Wisner/Dale Goldsmith/dale@agd-landuse.com

**Case Number:** CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309

**Project Location:** 1800 E. 7th Street, Los Angeles, CA 90021

**Project Description Request:** 122 dwelling units in an approximately 130,000 square foot, seven-story building with two levels of subterranean parking. The Project includes 14 very low income affordable housing units and approximately 15,385 square feet of related commercial, art, and production space. The Project will be attractively landscaped and includes approximately 10,393 square feet of open space.

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial;
2. Pursuant to Section 12.32.Q of the Municipal Code, a Vesting Zone and Height District Change from M3-1-RIO (Heavy Manufacturing Zone) to C2-2D-RIO (Commercial). The D limitation would limit the FAR to 4.7 to 1;
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for the development of up to 122 residential Live/Work units with related amenities and art and production spaces, as well as 9,500 square feet of commercial space;
4. Pursuant to Section 12.22.A.25(f)(6) of the Municipal Code, an On-Menu Density Bonus Incentive to allow an approximately 20 percent reduction in open space;
5. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentive for a modification or waiver of development standard to permit 5-foot side yard setback along east property line of the building (in lieu of code-required 10-foot setback) and 5-foot rear yard setback (in lieu of code-required 19-foot setback) for the residential portions of the building;
6. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentives to waive the requirements of Sections 12.21.A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second level of the underground parking garage in lieu of the parking-garage-level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building; both in accordance with attached plans;
7. Pursuant to Section 12.24.W of the Municipal Code, a Conditional Use Permit to allow the service of a full line of alcohol in connection with a restaurant.

- 8. Pursuant to Section 17.15 of the Municipal Code, Vesting Tentative Tract Map 74309 for one ground lot and five airspace lots; and
- 9. Haul Route Approval.

By providing 14 Very Low Income affordable housing units (11 percent), the Project is entitled to by right reduced parking under AB 744.

**Recommended action:**

**The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309 as presented to PLUC. Support is conditioned on applicant including verbiage in planning case to stipulate that public sidewalk access will be maintained during construction, and on future tenants returning to present at PLUC when required to apply for plan approval. PLUC support is based on the design as presented, and as such, strongly encourages the design to be maintained in regards to the quality of materials, window design, roof canopy and canopy at ground floor.**

Presented by: Scott Bytof  
 Seconded by: Michael Delajani

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

Vote Count: Yes: 7; No: 0, Abstention: ; Absent: 3, Recused: 0

**OUTCOME: Motion Passes**

- f) **Presentation by:** Francis [Park/FPark@parkvelayos.com](mailto:Park/FPark@parkvelayos.com), City Century / SOM  
**Case Number:** CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868  
**Project Location:** 911-955 S.Georgia St; 1000-1016 W.James M.Wood Blvd; 936-950 S. Bixel St; 1013-1025 W. Olympic Blvd  
**Project Description Request:** Consists of 3 towers for a total of 1,367units; 20,000 sf of restaurant uses; 20,000 sf of other commercial uses; and, 2,131 parking spaces below grade. Detailed project description is attached.

In order to implement the Project, the Project applicant is requesting approval of the following discretionary actions from the City:

- (1) Pursuant to Los Angeles Municipal Code (“LAMC”) Sections 14.5.6 and 14.5.8 through 14.5.12, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, to the Project Site. Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR and 1,845,831 square feet of total floor area.

- (2) Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for on-site and off-site sale and service of alcohol and live entertainment at multiple locations.
- (3) Pursuant to LAMC Section 12.24-U.14 and 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
- (4) Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
- (5) Pursuant to LAMC Sections 13.11 and 12.32 S, for the creation of an "SN" Sign District.
- (6) Pursuant to LAMC Section 12.36, concurrent consideration under The Multiple Approvals of all entitlement requests.
- (7) Development Agreement for a term of up to 15 years.
- (8) Determination under the City Center Redevelopment Plan, as necessary to allow a residential use in a commercial zone.
- (9) Other discretionary ministerial permits and approvals that may be deemed necessary.

**Recommended action:**

**The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant's requests in Planning Case No. CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868 as presented to PLUC. Support is conditioned on applicant including verbiage in planning case to stipulate that public sidewalk access will be maintained during construction, and on future tenants returning to present at PLUC when required to apply for plan approval. The Planning and Land Use Committee strongly encourages the property owner to work with Caltrans to provide and maintain attractive landscaping and security barriers for the Caltrans berm area between the Project site and the Interstate 110 Freeway. This commitment should be for the duration of the Project. PLUC encourages further studying vehicular access and suggests reducing the number of curb cuts off of Georgia Street.**

Presented by: Patti Berman

Seconded by: Beverly Christensen

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

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

**OUTCOME: Motion Passes**

g) **Presentation by:** Simon Ha

**Case Number:** N/A

**Project Location:** Arts District

**Project Description Request:** Arts District Metro Station

[http://www.ladowntownnews.com/opinion/the-arts-district-needs-a-metro-station/article\\_e528fc3e-d6e7-11e7-9031-1745f99d1c74.html](http://www.ladowntownnews.com/opinion/the-arts-district-needs-a-metro-station/article_e528fc3e-d6e7-11e7-9031-1745f99d1c74.html)

[http://www.ladowntownnews.com/news/metro-ceo-says-no-arts-district-station-unless-manna-falls/article\\_1e6ebc1c-ca64-11e7-afe9-373bc769c958.html](http://www.ladowntownnews.com/news/metro-ceo-says-no-arts-district-station-unless-manna-falls/article_1e6ebc1c-ca64-11e7-afe9-373bc769c958.html)

**Recommended action:**

**The Planning and Land Use Committee concedes to Simon Ha writing a letter to the Metro Board Chair in support of creating an arts district metro station.**

Presented by: Patti Berman

Seconded by: John Swartz

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

Vote Count: Yes: 7; No: 0, Abstention: ; Absent: 3, Recused: 0

**OUTCOME: Motion Passes**

5) Meeting Adjourned at 9:40pm

**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.

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