



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: November 19, 2019

Meeting Time: 6:30pm

Meeting Location: City National Plaza Underground Food Court 505 S. Flower St. Suite B530 Los Angeles, CA 90071

Contact: Beverly.christiansen@dlanc.com and/or ryan.afari@dlanc.com for more information

Note: This is a joint meeting of DLANC PLUC and DLANC Board

1) Call to Order at 6:42pm / Roll Call

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Absent

2) Committee Member Introductions

3) Approve Minutes from 10/15/19

Presented by: Patti Berman

Seconded by: Lauren Mishkind

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Abstain
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Abstain
Simon Ha	Abstain
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Absent

Vote Count: Yes: 4, No: 0, Abstention: 3; Absent: 4, Recused: 0

OUTCOME: Motion Passes

4) Report on 11/12/19 DLANC Board Meeting concerning items presented by PLUC.

- 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) New Business

a) **Presentation by:** Shane Swerdlow

Case Number: DIR-2019-6011-SPR-SIP

Project Location: 401-411 E 6th

Project Description: The mixed-use Project would include 93 permanent supportive housing units for low income, very low income, and homeless residents; 1 manager’s unit; and ground floor community serving retail and supportive service space.

Project Request: Pursuant to LAMC Section 16.05, the Applicant requests Site Plan Review for a development project, which creates more than 50 dwelling units. With this Site Plan Review request, the Applicant requests utilization of Greater Downtown Housing Incentive Area incentives, including:

Open space requirement pursuant to LAMC Section 12.21.G reduced by one-half
 No parking required for dwelling units for households earning less than 50% Area Median Income
 No more than 1 parking space (including spaces allocated for guest parking) shall be required for each dwelling unit

Pursuant to California Senate Bill 35 and Government Code Section 65913.4, the Applicant requests ministerial approval as a Streamlined Infill Project (SIP) for a development that satisfies all of the objective planning standards of Government Code Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c).

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. DIR-2019-6011-SPR-SIP. Support is conditioned on request that a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; c) design of ground floor of all street-facing elevations maximizes transparency through the use of increased glazing and pedestrian access doors to allow for eyes on the street and pedestrian safety, particularly along San Julian Street; d) providing housing for the existing homeless residents in DTLA is prioritized to the greatest extent feasible; e) all services will be strictly provided to residents of the building; f) services other than office space will not be located within ground-floor, street-facing spaces.

Presented by: Audrey von Ahrens

Seconded by: John Swartz

Beverly Christiansen – Chair	Recused*
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent

Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Absent

*Employer, TCA Architects, is the architecture firm for the project.

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

OUTCOME: Motion Passes

b) **Presentation by:** Christian Page, Cassell's DTLA

Case Number: ZA-2019-4169-CUB

Project Location: 421 W. 8th St.

Project Description: Pursuant to LAMC 12.24 w 1, a cub to allow the sale and dispensing of beer and wine only, for on-site consumption in conjunction with an existing 1,236sf restaurant with 35 indoor seats.

Project Request: a conditional use permit pursuant to LAMC 12.24 w 1 to allow the sale and dispensing of beer and wine only, for on-site consumption in conjunction with an existing 1,236sf 1st floor restaurant with 35 indoor seats.

Hours of operation are from 10:00 a.m. to 2:00 a.m., daily in the C5-4D zone.

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-2019-4169-CUB. Support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Simon Ha

Seconded by: Ryan Afari

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Absent

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** Susan Steinberg; Jared Johnson; Howard Robinson & Associates

Case Number: ZA-2019-6265-MCUP-CUX

Project Location: 811-899 S. Francisco St

Project Description: A Master Conditional Use Permit (MUCP) and Conditional Use Permit (CUX) to allow the sale and dispensing of alcoholic beverages of on- and off-site consumption in conjunction with a new (partially constructed) 3.5 million square foot mixed-use development, Metropolis. On-site uses include retail, restaurant, hotel, event, private club, and residential. Overall, approximately 198,765 sq. ft. of alcohol service area will be created, which is roughly 6% of the overall development.

Project Request: Master Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption at a max of 87 establishments for a total area of 198,765 sq. ft. within the operations of a 3,500,000 sq. ft. mixed-use development (Metropolis) including Hotel with in-room service and bars, 31 retail/restaurant spaces, a private club within Residential Tower 3, and 31,522 sq. ft. of event space. Also, a Conditional Use Permit (CUX) to permit public dancing in a maximum of seven (7) establishments all in conjunction with the operations of a mixed-use development with hotel, event, retail, residential, and restaurant uses.

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-2019-6265-MCUP-CUX. Support is for on-site only and is conditioned on request that a) Owner/Operator will come back and present to PLUC should owner/operator be identified and change; b) memberships of sales cannot be transferrable to anyone other than the primary names on the lease (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

Presented by: Ryan Afari

Seconded by: Lauren Mishkind

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Recused*
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Absent

*Employer, AECOM, is a capital investor.

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

OUTCOME: Motion Passes

9) Committee Member Comments

10) Proposed delivery dates – Minutes 11/29/19, Motions 11/29/20, Letters 11/29/19

11) Next Meeting(s) 12/17/19 and 1/21/19

12) Committee Member Comments and Announcements

13) Adjourn

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 .