



PLANNING AND LAND USE COMMITTEE MEETING MINUTES

Meeting Date: April 16, 2019

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 6:40pm / Roll Call

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

2) Approve Minutes from 3/19/19

Presented by: Patti Berman

Seconded by: Ryan Afari

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

3) New Business

a. **Presentation by:** Margaret Taylor / Margaret@Apex-LA.com

Case Number: ZA-2019-793-CUB-ZV, ENV-2019-794-CE

Project Location: 835 W Wilshire Blvd. Los Angeles, CA 90017

Project Description Request: Interior tenant improvement to construct a drug store/pharmacy with off-site sale of a full line of alcoholic beverages.

In conjunction with the operation of a new proposed 11,345 square-foot CVS drug store, the applicant is requesting:

Conditional Use Permit Request:

As permitted under Section 12.24 W 1 of the LAMC, a Conditional Use Permit to allow to the sale and distribution of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 11,345 square-foot drug store. 24-hour operation, daily.

The applicant is proposing to take over a vacant retail tenant space, formerly occupied by a copy/print store, within an existing within an existing 37,238 square-foot six-story commercial structure in the C2-4D Zone.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s request in Planning Case No. ZA-2019-793-CUB-ZV, ENV-2019-794-CE. Support is conditioned on:

- 1) the tenant not tinting or providing super graphics on the ground floor windows
- 2) no shelving along or blocking the ground floor facade.

Presented by: Patti Berman

Seconded by: Ryan Afari

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

Vote Count: Yes: 5; No: 0, Abstention: 1; Absent 5, Recused: 0

OUTCOME: Motion Passes

- b. **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com , Samira Squires / samira@epgla.com

Case Number: ZA-2013-1141-MPA-PA1

Project Location: 735 S Figueroa Blvd Los Angeles, CA 90017

Project Description Request: An Approval of Plans, pursuant to LAMC 12.24-M, to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,857 square-foot restaurant with 158 seats, a 739 square-foot

covered patio with 40 outdoor seats and having the hours of operation from 10:00 a.m. to 2:00 a.m. daily in a C2-4D Zone

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s request in Planning Case No. ZA-2013-1141-MPA-PA1. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change. If they decide to amend their application to request to waive the hearing- PLUC will support the applicant.

Presented by: Patti Berman

Seconded by: Beverly Christiansen

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

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

Case Number: ZA-2019-1319-CUB-CUX, ENV-2019-1318-CE

Project Location: 650 S. Spring St. Los Angeles, CA 90014

Project Description Request: Pursuant to 12.24-W, 1, 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 an existing 40,000 sq. ft. restaurant, banquet hall, bar and lounge with 1,544 seats with live entertainment and patron dancing. Hours of operation from 9:00 a.m. to 2:00 a.m., daily.

Pursuant to 12.24-W, 18, A Conditional Use Permit to allow the continued live entertainment and public patron dancing in an existing bar/nightclub/lounge/banquet hall.

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s request in Planning Case No. ZA-2019-1319-CUB-CUX, ENV-2019-1318-CE. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change.

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- d. **Presentation by:** Elizabeth Opholt / elizabeth.opholt@gmail.com , Teodoro Diaz Rodriguez Jr / sonoratownla@gmail.com

Case Number: ZA-2018-6711-CUB

Project Location: 206-208 E 8th Street, Los Angeles, CA 90014

Project Description Request:

Pursuant to LAMC 12.24 W1, the applicant is requesting a new conditional use permit for the on-site sales of a full line of alcoholic beverages and requesting an expansion of an existing restaurant facility with 902 interior sf, 90 exterior sf, 29 interior seats, and 7 exterior seats located at 206-208 E 8th St., with hours of operation from 9am-2am, daily.

Pursuant to LAMC 12.24 W,27, the applicant is requesting relief from LAMC 12.22 A,23 to allow hours of operation between 9am and 2am daily, in excess of the standards set forth for Commercial Corner (7am-11pm on a commercial corner lot) .

Recommended action:

The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s request in Planning Case No. ZA-2018-6711-CUB. Support is conditioned on the request for the owner/operator to come back and present to PLUC should ownership/tenant change.

Presented by: Patti Berman

Seconded by: Lauren Mishkind

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

Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0

OUTCOME: Motion Passes

- d. **Presentation by:** James M. Rishwain Jr. / irishwain@pillsburylaw.com , Amy E. Yeager / ayeager@vectisstrategies.com

Case Number: ZA-2019-785-CUB-CUX, ENV-786-CE

Project Location: 808 S Broadway Los Angeles, CA 90014

Project Description Request: Pursuant to LAMC 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 a 1,898 square foot Café with 24 indoor seats on the second level (the “Event Space”) and retail store on the first level. The Café will host events, have live music and dancing. The hours of operation are from 10:00 a.m. till 2am.

Pursuant to LAMC 12.24 W.18, A Conditional Use Permit to allow live entertainment and dancing and NOT for use as a “Hostess Dance Hall,” “Massage Parlor” or “Sexual Encounter Establishment”.

Recommended action: No vote due to lack of quorum.

To be on the May 14th Board Meeting - Agenda

- 4) Proposed delivery dates – Minutes 4/19/19, Motions 4/26/19 and Letters 5/3/19
5) Next Meeting: 5/21/19

- 6) Future Items:

5/21/19 (tentative)

- Fifth and Hill Project
- 908-912 S Olive
- 222 W 2nd
- 208 W 8th
- 400 S Main

6/18/19 (tentative)

- LA Grand Hotel

- 7) Adjourned at 8:45pm

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 .