



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: May 15, 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 6:36 pm / Roll Call

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

2) Committee Member Introductions

3) Approve Minutes from 4/17/18 **UNANIMOUS-** motioned by Scott, Seconded by Patti

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

4) New Business

- a) **Presentation by:** Elizabeth Peterson / elizabeth@epgla.com , Christina Rivera / christine@epgla.com

Case Number: ENV-2018-867-CE, ZA-2012-2294-CUB-PA1

Project Location: 656 S. Main Los Angeles, CA 90014

Project Description Request: A plan approval for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 1,578 sq. ft. bar having 45 seats and hours of operation from 2:00 p.m. to 2:00 a.m. Monday through Friday and 11:00 a.m. to 2:00 a.m. Saturday and Sunday.

Pursuant to 12.24-W.1, A Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with a 1,578 SF bar. Hours of operation 2 p.m. – 2 a.m. Monday through Friday and 11 a.m. – 2 a.m. Saturday and Sunday. The applicant is requesting the modification of condition #12 of the existing CUP grant in order to have one (1) pinball machine in the bar. No increase in seat number or square footage.

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. ENV-2018-867-CE, ZA-2012-2294-CUB-PA1. 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: Scott Bytof
 Seconded by: John Swartz

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Timothy Mars / lextheatre@gmail.com,

Case Number: ZA-2017-4598-CUB, ENV-2017-4599-CE

Project Location: 129 E 3rd St Los Angeles, CA 90013

Project Description Request: A 1,334 square ft bar with 40 interior seats, serving a full line of alcohol for on-site consumption, live entertainment, open daily 11am-2am in the (Q) C2-4D-CDO zone.

Pursuant to LAMC 12.24-W,1. Conditional Use for upgrade from beer and wine to full line of alcohol for onsite consumption in a 1,334 sq ft, 40 seat 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-2017-4598-CUB, ENV-2017-4599-CE. 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: Robert Newman
Seconded by: Scott Bytof

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0
OUTCOME: Motion Passes

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

Case Number: ZA-2018-2155 CUB, ENV-2018-2156 CE

Project Location: 777 S. Figueroa St. Unit 900 Los Angeles, CA 90017

Project Description Request: A Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a meeting, event and conference center with full service kitchen. Hours of operation are from 6:00 a.m. to 12:00 a.m. daily.

Pursuant to LAMC 12.24 W 1, Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 21,272 square-foot lounge, meeting, event and conference center with a full service kitchen, serving food and beverages, seating 413 patrons (varied according to activity). Hours of operation from 6 am – 12 am, daily.

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-2018-2155 CUB, ENV-2018-2156 CE.

Presented by: Patti Berman
Seconded by: Simon Ha

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- d) **Presentation by:** Margaret Taylor / margaret@apex-la.com
Case Number: ZA-2018-2151 CUB, ENV-2018-2152 CE
Project Location: 333 S. Grand Ave Los Angeles, CA 90731 (FL 1,3 and 4)
Project Description Request: A Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a meeting, event and conference center with full service kitchen. Hours of operation are from 6:00 a.m. to 12:00 a.m., daily.

Pursuant to LAMC 12.24 W 1, Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 50,766 square-foot lounge, event, meeting and conference center with full service kitchen, serving food and beverages, seating 913 (varied according to activity). Hours of operation from 6 am – 12 am, daily.

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-2018-2151 CUB, ENV-2018-2152 CE.

Presented by: Simon Ha
 Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

e) **Presentation by:** Patrick Panzerello / patpanz@inbox.com

Case Number: ZA-2017-5134-CUB

Project Location: 605 W. 7th St. Los Angeles, CA 90017

Project Description Request: A proposed 1,631 square-foot restaurant with 37 interior seats and with proposed hours of operation from 11:00am to 12 midnight daily in the C2-4D zone.

Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,631 square-foot, full-service restaurant with 37 indoor seats.

Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the hours of operation for a proposed restaurant from 11:00 a.m. to 12:00 midnight daily, in lieu of hours between 7:00 a.m. and 11:00 p.m. as required for commercial corner development.

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-2017-5134-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: Beverly Christiansen

Seconded by: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- f) **Presentation by:** Sara Houghton / sara@raa-inc.com
Case Number: ZA-2006-6513-PA4
Project Location: 1101-1139 S. Broadway, 146 W. 11th St Los Angeles, CA 90015
Project Description Request: Plan approval to Case No. ZA 2006-6513(CUB)(CUX)(ZV)(ZAA)(SPR)(PA1) for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/ a +-6,907 SF restaurant, having 100 seats indoors & 36 seats outdoors, w/ hours of operation from 6:00 AM to 2:00 AM daily.

PLAN APPROVAL, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24M and in accordance with Condition No. 6 from the previously approved City Planning Case No. ZA-2006-6513(CUB)(CUX)(CU)(ZV)(ZAA)(SPR)(PA1), to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 6,907- square foot restaurant, having 100 interior seats and 36 exterior seats at an outdoor dining area of approximately 480 square feet (the proposed “Project”), located within the C2-4D-O-SN Zone at 1111 S. Broadway, Unit B (the “Project Site”) within the Central City Community of the City of Los Angeles. Proposed hours of operation are from 6:00 AM to 2:00 AM, daily.

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-2006-6513-PA4. Letter of support is conditioned on: 1) the request that outdoor dining may occur provided a minimum 6-foot-wide continuous path of travel from the inside edge (building side) of the tree well is maintained, and 2) the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

Presented by: Audrey von Ahrens

Seconded by: Michael Delijani

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

g) **Presentation by:** Elizabeth Peterson / Elizabeth@epgla.com, Liz Opholt / liz@epgla.com

Case Number: ZA-2017-2378-MPA

Project Location: 940 South Figueroa Street Los Angeles, CA 90015

Project Description Request: A plan approval to permit the on-site dispensing of a full line of alcoholic beverages with live entertainment, public dancing, and restaurant service in four venues in conjunction with approved case ZA-2013-2284 (MCUP).

Pursuant to 12.24-W,1, the applicant is requesting a Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with previously approved case ZA-2013-2284(MCUP) in conjunction with an existing 72,627 sf theater with restaurant, cultural, and event spaces located at 940 S. Figueroa with hours of operation from 11 AM-2AM, daily.

Pursuant to 12.24-W,18, the applicant is requesting a Plan Approval to allow for dancing and live entertainment in conjunction with previously approved case ZA2013-2284(MCUP)

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-2017-2378-MPA. 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: Patti Berman

Seconded by: Audrey von Ahrens

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Yes

Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- h) **Presentation by:** Ben Spector / bspector@onni.com, Matt Dzurek / matt@agd-landuse.com
Case Number: CPC-2016-4710-TDR-MCUP-SPR, ENV-2016-4711-EAF , VTT-74760
Project Location: 1000-1034 S. Hill St., 220-226 W. Olympic Blvd. Los Angeles, CA 90015
Project Description Request: Demolition of surface parking lots and construction of a 60-story tower with 700 residential dwelling units and 15,000 square feet of commercial space with a total 658,021 square feet of floor area and 1,075 parking spaces.

(1) Pursuant to LAMC Section 14.5.6.B, a Transfer of Floor Area Rights (TFAR) Greater Than 50,000 square feet of floor area for the transfer of approximately 354,319 square feet of floor area;

(2) Master Conditional Use Permit pursuant to LAMC Section 12.24.W.1 to allow the on-site sale and consumption of a full-line of alcoholic beverages within up to four establishments;

(3) Site Plan Review pursuant to LAMC Section 16.05 for the construction of 700 residential units;

(4) Vesting Tentative Tract Map pursuant to LAMC Section 17.15 for merger and re-subdivision of the Project Site for residential and commercial condominium purposes; and

(5) Haul Route approval (for the export of approximately 206,100 cy of soil) in connection with the tract map approval pursuant to LAMC Section 17.05. The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities which may include, but are not limited to, the following: excavation, shoring, grading, foundation, removal of street trees, and building and tenant improvements for the Project Site.

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. CPC-2016-4710-TDR-MCUP-SPR, ENV-2016-4711-EAF, VTT-74760. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction.

Presented by: Patti Berman

Seconded by: Michael Delijani

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent
Audrey von Ahrens	Recused

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

OUTCOME: Motion Passes

- i) **Presentation by:** Renewal, considered without presentation
Case Number: ZA-2012-759-CUB-PA1, ENV-2017-5366-CE
Project Location: 521 W. 7th St. Los Angeles, CA 90014
Project Description Request: Continued sale of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-4D zone. 34 interior seats, 8 patio seats. Hrs of oper/beer wine sales 10am – 12 mid Sun-Wed, 10am-2am Thur-Sat.

Per LAMC 12.24-M, a PA to allow the cont'd sale of beer and wine on-site consumption at an existing in the C2-4D zone. Restaurant includes 1,900 s.f. interior with 34 seats, and a 81 s.f. patio with 8 seats. Hrs of oper/beer wine sales 10am – 12 mid Sun-Wed, 10am-2am Thur-Sat.

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-2012-759-CUB-PA1, ENV-2017-5366-CE. 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: Beverly Christianson

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

j) **Presentation by:** Renewal, considered without presentation

Case Number: ZA 2018-585-CUB

Project Location: 840 S. Spring St. Los Angeles, CA 90014

Project Description Request: Renewal of a conditional use permit for the continued sale of alcoholic beverages for on-site consumption; in conjunction with an existing restaurant.

Pursuant to Condition No. 8 of Case No. ZA 2011-2610(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 an existing restaurant; having hours of operation from 9 a.m. to 2 a.m., daily; with a seating capacity for 106 indoor and 23 outdoor patrons; in the C2-4D 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 2018-585-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: Patti Berman

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Absent
Nate Cormier	Absent
Beverly Christiansen	Yes
Michael Delijani	Yes
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Absent
Quinn Tang	Absent
Audrey von Ahrens	Yes

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

OUTCOME: Motion Passes

5) Meeting Adjourned at 8:52PM

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 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.