



# PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** August 20, 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](mailto:Beverly.christiansen@dlanc.com) and/or [ryan.afari@dlanc.com](mailto:ryan.afari@dlanc.com) for more information

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

## 1) Call to Order at 6:37pm / Roll Call

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	No
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	No/Yes*
Lauren Mishkind	No/Yes**
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

\*Simon Ha arrives at 6:50pm and leaves at 7:00pm

\*\*Laruen Mishkind arrives at 6:45pm

## 2) Committee Member Introductions

## 3) Approve Minutes from 6/18/19

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

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

**OUTCOME:** Motion Passes

## 4) Report on 7/09/19 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) DTLA 2040 Update – presentation by Clare Kelly with City Planning
- 9) New Business

a) **Presentation by:** Tanner Blackman

**Case Number:** ZA-2018-2293-MCUP-CUX-ZV-DD-SPR

**Project Location:** 1220 S Hope St.

**Project Description Request:** The Project consists of the adaptive reuse of the Morrison Hotel, an existing 46,626 square foot SRO hotel (“Phase I Existing”), the expansion of the existing hotel with the new construction of an approximately 102,706 square foot hotel (“Phase I Expansion”), and the new construction of an approximately 273,106 square foot mixed-use hotel and residential building (“Phase II Hotel and Residential Tower”). The total floor area of the Project is approximately 422,438 square feet, with 135 dwelling units and 450 guest rooms. The Project will also include a 3,060 square foot basement bar and lounge, a 6,600 square foot ground floor restaurant, 1,825 square feet of retail space, 7,466 combined restaurant and retail space, 7,197 square feet of meeting room space, and three separate rooftop pools and amenity decks. The Project includes 215 parking spaces to be located in a subterranean parking structure located beneath the Phase II Hotel and Residential Tower.

Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the “Code” or “LAMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

1. Vesting Tentative Tract (VTT) for the merger of lots and the subdivision of airspace subject to LAMC § 17.15 and a waiver of the dedication requirement for Pico Boulevard and Hope Street to permit the continued maintenance of the 12-foot wide sidewalk and existing street wall on said streets in lieu of the required dedications to the public right of-way, subject to LAMC § 12.37.I.2.b;
2. Site Plan Review (SPR) to permit the development of a hotel consisting of more than 50 guest rooms, subject to LAMC § 16.05.E;
3. Master Conditional Use Permit for Alcohol (CUB) to permit the sale of alcoholic beverages for on-site consumption within (1) the basement bar and lounge, (2) the two ground floor restaurants, and (3) throughout the hotel, including in-room mini-bars and on rooftop amenity decks, subject to LAMC § 12.24.W.1;
4. Conditional Use Permit for Live Entertainment to permit dancing and live entertainment in the bar/lounge, restaurant and hotel uses, subject to LAMC § 12.24.W.18;
5. Request for a 20-percent reduction in required auto parking in conjunction with the request for other conditional use approvals, subject to LAMC § 12.24.S;
6. Request for a Variance, subject to LAMC § 12.27, to permit outdoor dining above the ground floor; and
7. Request for a Haul Route, subject to LAMC § 17.13.

**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-2018-2293-MCUP-CUX-ZV-DD-SPR; support is conditioned on Applicant agreeing to the following stipulations for this project: (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) Applicant includes a dedicated vehicular rideshare drop-off zone; (d) Applicant provides a dedicated pet waste area for residences.

**Presented by: Ryan Afari**

**Seconded by: John Swartz**

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Abstain
John Swartz	Yes
Simon Ha	Recused
Lauren Mishkind	Yes
Audrey von Ahrens	Recused
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 5, No: 0, Abstention: 1; Absent: 1, Recused: 2

**OUTCOME:** Motion Passes

Simon Ha leaves at 7:00pm.

b) **Presentation by:** Stephen Allen Jamieson

**Case Number:** ZA-2019-2475-CUB-CUX

**Project Location:** 908-912 S Olive

**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 proposed cafe and entertainment venue totaling 7,600 sq ft with 140 seats, an outdoor patio totaling 135 sq. ft with 12 seats, and various live entertainment including an 840 sq ft stage/dance floor located in the [Q]R5-4D zone. Proposed hours of operation are from 7am-2am, 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-2019-2475-CUB-CUX; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) to mitigate noise, windows shall be closed at 10:00pm on weekdays and 12:00am on weekends; (b) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (d) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; d) Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Patti Berman

**Seconded by:** Audrey von Ahrens

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Abstain
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 5, No: 0, Abstention: 1; Absent: 2, Recused: 0

Vote Count: Yes: 6, No: 0, Abstention: 1; Absent: 2, Recused: 0

**OUTCOME:** Motion Passes

c) **Presentation by:** Lee Rabun  
**Case Number:** ZA-2019-1002-MPA

**Project Location:** 924 - 962 S. Olive St. & 321 W. Olympic St., Suite b

**Project Description Request:** Proposed restaurant with a full line of alcoholic beverages for on-site consumption.

Pursuant to condition No. 7 of Case No. ZA-2015-0807(MCUP), an Approval of Plans in order to implement and utilize the Master Conditional Use Permit authorization to allow the sale and dispensing of a full line of alcoholic beverages for on-Site consumption; in conjunction with a proposed 4,739 square-foot restaurant; with a total seating capacity of 114 (93 indoor and 21 outdoor patrons having hours of operation from 8 am to 4 am., and alcohol sales from 8 a.m. to 2 a.m. daily in the (Q)R5-4D 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-2019-1002-MPA; support is conditioned on request that the Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Ryan Afari

**Seconded by:** Micheal Delijani

Beverly Christiansen – Chair	Recused
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 1

**OUTCOME:** Motion Passes

d) **Presentation by:** Veronica Becerra

**Case Number:** ZA 2019-3411-CUB

**Project Location:** 304 S. Broadway (300-310 1/2 S. Broadway & 216-224 W. 3rd St.)

**Project Description Request:** A Conditional Use Permit, pursuant to LAMC 12-24W.1 to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operations of a 678 sq. ft. café with 33 interior seats located within a 20,000 sq. ft. member only work space and proposing the hours of operation from 6:00 a.m. to 2:00 a.m. daily in a [Q]C4-4D-CDO-SN Zone.

A Type 47 which will be converted to a type 57 (Special On Sale General) Authorizes the sale of beer and wine, and distilled spirits to members and guests only for consumption on the premises where sold. Authorizes the sale of beer and wine to members and guests only, for consumption off the licensed premises. Food service is not required Minors are allowed on the premises.

**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 2019-3411-CUB; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Beverly Christiansen

**Seconded by:** Michael Delijani

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Abstain
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 6, No: 0, Abstention: 1; Absent: 2, Recused: 0

**OUTCOME:** Motion Passes

- e) **Presentation by:** Veronica Becerra  
**Case Number:** ZA-219-2724-ZAD-ZAA  
**Project Location:** 803 E. 5th St.

**Project Description Request:** Adaptive reuse of three existing commercial buildings to include 95 units with 94 reserved for extremely low affordable housing units with a minimum 240 sq. ft. to 609 sq. ft. and sq. ft. 16,071 s.f. Com'l Space and 10 car pkg & 63 Long Term & 7 Short Term bike pkg.

Pursuant to LAMC 12.24 X 1 for Zoning Administrator review, to allow the Adaptive Reuse of three existing structures located in the Downtown Project Area, currently zoned M2-2D.

Applicants seek exception to the minimum 450 square foot or average 750 square foot floor area requirements for new dwelling units and joint living and work quarters in adaptive reuse project (Section 12.22-A,26 of the Los Angeles Municipal Code or Section 5 B(1) of the Adaptive Reuse Incentive Areas Specific Plan, Ordinance No. 175,038) pursuant to

Section 12.28 of the LAMC. The ZAA may permit deviation from these requirements in excess of 20%

Applicants seek reduction in off street parking per 12.22 A.26 sub paragraph (2) Incentives and Exceptions to reduce the 15 car parking spaces called out in the C of O dated 4/30/71 to a minimum 10 car parking including one (1) ADA parking space. Reduction is requested to allow the property to comply with current parking regulations including ADA parking.

**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-219-2724-ZAD-ZAA; support is conditioned on Applicant agreeing to the following stipulations for this project: (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 times; (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; d) Owner/Operator will come back and present to PLUC should owner/operator change; e) providing housing for the existing homeless residents in DTLA is prioritized to the greatest extent feasible; f) all services will be strictly provided to residents of the building and no services will be provided to non-residents; g) services will not be located within ground-floor, street-facing spaces; h) all ground floor street-facing spaces retain transparency at all times to allow for eyes on the street and pedestrian safety; i) the property will not become a transitional shelter.

**Presented by:** Ryan Afari

**Seconded by:** Michael Delijani

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 0

**OUTCOME:** Motion Passes

**Recess at 9:10pm for PLUC SPECIAL MEETING** (see PLUC Special Meeting Minutes)

**Reconvene at 9:20pm**

f) **Presentation by:** Apex LA

**Case Number:** ZA-2019-3682-CUB

**Project Location:** 363 S. Broadway

**Project Description Request:** A new Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a 2,731 sq. ft. existing

restaurant with 42 seats, and a 166 sq. ft. uncovered outdoor patio area with 11 seats in the [Q]C2-4D-CDO-SN zone. Proposed hours of operation from 7:00 a.m.-4:00 a.m. daily.

A new Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a 2,731 sq. ft. restaurant with 42 seats, and a 166 sq. ft. uncovered outdoor patio area with 11 seats in the [Q]C2-4D-CDO-SN zone. Proposed hours of operation from 7:00 a.m.-2:00 a.m. 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-2019-3682-CUB; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Michael Delijani

**Seconded by:** John Swartz

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 0

**OUTCOME:** Motion Passes

g) **Presentation by:** Apex LA

**Case Number:** ZA-2019-3238-CUB

**Project Location:** 601 S Figueroa Street, Suite 175 & 250

**Project Description Request:** Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a restaurant with 1,660 square-feet and 22 seats interior on the first floor, 710 square-feet on the second floor and 870 square-feet with 26 seats on a covered outdoor patio for a total of 3,240 square-feet and 48 seats. Hours of operation from 7am – 11 pm, 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-2019-3238-CUB; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Patti Berman

**Seconded by:** Michael Delijani

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes

Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 7, No: 0, Abstention: 0;  
Absent: 2, Recused: 0  
**OUTCOME:** Motion Passes

- h) **Presentation by:** Eddie Navarrette  
**Case Number:** ZA-2019-3583-CUB-CU  
**Project Location:** 515 W. 7<sup>th</sup> Street

**Project Description Request:** A Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,090 s.f. bar with live entertainment (amplified bands and DJs) and no more than 19 coin-operated games (pool, skeeball, pinball, and arcade games) having 61 seats and with hours of operation from 6 a.m. to 2 a.m. daily within the C2-4D 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-2019-3238-CUB; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Ryan Afari  
**Seconded by:** Patti Berman

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Vacant	N/A
Vacant	N/A

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 0  
**OUTCOME:** Motion Passes

- 10) PLUC Committee Coordination
  - a) Minute Taking and Motions- Audrey von Ahrens
  - b) Preparing letters – Lauren Mishkind and John Swartz
  - c) Project map update

- 11) Committee Member Comments
- 12) Proposed delivery dates – Minutes 8/23/19, Motions 8/30/19, Letters 9/6/19
- 13) Next Meeting(s) 9/17/19 and 10/15/19



#### 14) Future Items:

- LA Grand Hotel
- 408 S. Spring: Continental Hotel conversion
- 740 S. Broadway: Globe Theatre Plan Approval
- 707 S Grand
- 425 S Los Angeles
- 429 E 11<sup>th</sup>
- 908-912 S Olive
- Onni Times Square

#### 15) Committee Member Comments and Announcements

#### 16) Adjourn at 9:45pm

**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) <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) .