



# PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** September 17, 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	No
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	No
Tanner Blackman	Yes
Vacant	N/A

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	Absent
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Absent
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Vacant	N/A

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

**OUTCOME:** Motion Passes

4) Report on 9/10/19 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:** Hamid Behdad

**Case Number:** APCC-2019-1381-SPE-SPP

**Project Location:** 400 S Broadway - Perla

**Project Description Request:** Two Roof signs and one Blade sign, ALL per Broadway Signage Ordinance. Project Permit Compliance Approval, as well is an EXCEPTION from the Broadway Sign Ordinance (due to a technical ambiguity in the ordinance.)

**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. APCC-2019-1381-SPE-SPP.”

**Presented by:** Patti Berman

**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	Absent
Tanner Blackman	Yes
Vacant	N/A

Vote Count: Yes: 7, No: 0, Abstention: 1; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

b) **Presentation by:** Elizabeth Peterson

**Case Number:** CPC-2019-2349-ZC-CUB-CUX

**Project Location:** 402 - 408 S Spring Continental Hotel

**Project Description Request:** Renovation and change of use to a commercial hotel containing 140 guestrooms , and restaurant, bar, and related hotel spaces, on the basement, ground floor, 2nd, 12th, and penthouse levels , also with a rooftop bar, terrace, and dining area.

**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. CPC-2019-2349-ZC-CUB-CUX; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) bike lane to remain open during construction and unimpeded by valet.

**Presented by:** Ryan Afari

**Seconded by:** Simon Ha

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

Michael Delijani	Absent
John Swartz	No
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Vacant	N/A

Vote Count: Yes: 5, No: 1, Abstention: 1; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

c) **Presentation by:** Kate Bartolo

**Case Number:** Not Yet Files

**Project Location:** 828 S. Main Street

**Project Description Request:** A Conditional User Permit to allow the sale of a full line of alcoholic beverages for: Off-site consumption, in conjunction with the relocation of an existing gourmet wine, beer and spirits and convenience store to a nearby free-standing two-story building, with the store located on the building's ground floor and including 2nd floor offices, and on-site consumption in conjunction with a new tasting room/special event space, located on the premises' second floor, and which includes a 166 square foot stage for acoustic-only live entertainment.

LAMC 12.24 W 1: A Conditional Use Permit to allow the sale of a full- line of alcohol for off-site consumption, in conjunction with a 6,364 square foot gourmet alcohol and convenience store, including an existing 191 square foot loading bay; and to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an ancillary 1,339 square foot tasting room/special event space, comprised of 46 seats in the tasting room/bar and a 17 seat private special event space, totaling a maximum 63 seats, and including a 144 square foot stage for episodic acoustic-only live entertainment; with store hours from 6am-2am daily, tasting room/special event space hours of 11am-2am daily, with 5pm-2am hours Monday-Friday and 11am-2am, Saturday and Sunday for live entertainment.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request; support is conditioned on request that the Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) security shall be present during all business hours.

**Presented by:** Ryan Afari

**Seconded by:** Tanner Blackman

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

Tanner Blackman	Yes
Vacant	N/A

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

**OUTCOME:** Motion Passes

d) **Presentation by:** Valerie Sacks

**Case Number:** ZA 2019 4392 MPA

**Project Location:** 755 S.Spring Street, Los Angeles, CA 90014

**Project Description Request:** Master Plan Approval for the service of a full line of alcoholic beverages for on-site consumption in conjunction with a 4867 sf restaurant with 98 seats inside and 39 seats on a 954 s.f. on-site uncovered patio, with hours of operation from 6 am – 12 am daily, in the C5-4D zone. A Master CUB was approved for the sale of alcohol at a variety of restaurant spaces at the ground floor of the mixed-use project at 755 S Spring Street. The Master CUB, Case No ZA 2018-4343-MCUB, was approved on January 14, 2018. True Food Kitchen will be occupying several of the spaces approved in that grant.

**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 4392 MPA; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts shall retain transparency at all times to allow for eyes on the street and pedestrian safety, including in back of house areas; (c) to mitigate noise, windows and doors to patio shall be closed at 10:00pm on weekdays and 12:00am on weekends.

**Presented by:** Lauren Mishkind

**Seconded by:** Tanner Blackman

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

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

**OUTCOME:** Motion Passes

e) **Presentation by:** Ben Rosen- Weingart Center

**Case Number:** CPC-2017-589-GPAJ-VZCJ-HD-SPR, VTT-74864, ENV-2017-615- SCEA

**Project Location:** 600 - 628 S. San Pedro Street

611 - 615 S. Crocker Street

518- 522 E. 6th Street

**Project Description Request:** A mixed-use project consisting of a 22-story tower and 6-story retail and parking building including 302 residential dwelling units (298 designated Restricted Affordable) and 53,905 SF of commercial uses.

General Plan Amendment, Zone Change, Height District Change, Measure JJJ Developer Incentives, Site Plan Review, Vesting Tentative Tract Map.

**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) providing housing for the existing homeless residents in DTLA is prioritized to the greatest extent feasible; d) all services will be strictly provided to residents of the building and no services will be provided to non-residents; (e) services will not be located within ground-floor, street-facing spaces; (f) all ground floor street-facing spaces shall retain transparency at all times to allow for eyes on the street and pedestrian safety; (g) the property will not become a transitional shelter; (h) security will be provided for alleyway and parking lot.

**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	Absent
John Swartz	Yes
Simon Ha	Recused
Lauren Mishkind	Yes
Audrey von Ahrens	Absent
Tanner Blackman	Yes
Vacant	N/A

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

**OUTCOME:** Motion Passes

- 9) PLUC Committee Coordination
  - a) Minute Taking and Motions
  - b) Preparing letters
  - c) Project map update

10) Committee Member Comments

11) Proposed delivery dates – Minutes & Motions 9/30/19, Letters 10/4/19

12) Next Meeting(s) 10/15/19 and 11/19/19

13) Future Items:

- LA Grand Hotel
- 202 W 1<sup>st</sup> – Onni Times Square

#### 14) Committee Member Comments and Announcements

#### 15) Adjourn at 9:15pm

**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) .