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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE**

<http://DLANC.com/Planning/>

Committee Board co-Chair Simon Ha • [planning@dlanc.com](mailto:planning@dlanc.com)  
Committee Public co-Chair James Doizaki • [jdoizaki@yahoo.com](mailto:jdoizaki@yahoo.com)

**When: TUESDAY • April 16, 2013 • 6:30 p.m.**

**Where: 505 S. Flower St - Suite B530 • Los Angeles, CA 90071**

**DRAFT MINUTES OF MEETING**

1. Call to order and roll call

Co-Chair Simon Ha called the meeting to order at 6:45pm.

Committee members present: Co-chair Simon Ha, Co-chair James Doizaki, Patti Berman, Russell Brown, Scott Bytof, Jason Claypool and General Jeff.

2. Public comment

Fred Yadegar informed the Committee of a potential street vacation near one of his properties.

3. Presentation by Joel Miller (PSOMAS) regarding a proposed mixed-use project located at 888 S. Olive Street (DIR-2008-2600-SPR)

Presented by Apriano Meola on behalf of the developers, the Onni Group. Project site is the former Coast Savings building. The project consists of a proposed 33 story, 303 unit residential apartment tower with 11,000sf of ground floor retail. Applicant is seeking a master CUB permit for a full line of alcohol for onsite consumption for up to three potential restaurants to occupy the ground floor space. After a brief discussion, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the Onni project, seconded by Jason Claypool. Motion passed unanimously.

4. Presentation by Joel Miller (PSOMAS) regarding a proposed alley vacation for a project located at 1212 S. Flower Street

Presented by Joel Miller on behalf of the developers, the Onni Group. The project consists of a proposed two tower, mixed-use, residential complex with ground floor retail. Applicant is seeking to vacate a blocked, unused portion of an alley that will be bordered by the proposed towers. The project has the support of City Council. After a brief discussion, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the alley vacation, seconded by General Jeff. Motion passed with one member opposing.

5. Presentation by Shapour Shajirat (DCC) regarding a CUB permit for a proposed sports bar/lounge project located at 1025 E. 16<sup>th</sup> Street (ZA-2012-456-CUB-CUX)

Presented by Shapour Shajirat on behalf of the developer. Presenter was unable to provide the Committee with specific details of the project; such as an identified operator, a detailed security plan, or a description of likely and potential uses. The Committee advised the presenter to come back to a future meeting when more project specifics and details were available.

6. Presentation by Shapour Shajirat (DCC) regarding a proposed 200 unit adaptive-re-use loft project located at 1358 E. 6<sup>th</sup> Street (ZA-2012-834-ZV-ZAD)

This project was deemed to be outside of DLANC's jurisdiction, so the Committee advised the presenter to seek approval from the appropriate neighborhood council.

7. Presentation by Britta Jahn (FSY Architects) regarding a proposed loft conversion project located at 754 S. Los Angeles Street (ZA-2012-3484-ZAD)

Presented by Anuj Dua on behalf of the developers. Project consists of a proposed adaptive re-use of an existing 9 story commercial building into a 45 unit residential loft complex with 5,000sf of ground floor retail. Applicant is seeking zoning approval to convert from light manufacturing to residential. After a brief discussion, Patti Berman moved that the Committee recommends that the DLANC Board write a letter of support for the proposed loft project, seconded by Russell Brown. Motion passed unanimously.

8. Presentation by Veronica Becerra (Rabuild) regarding a CUB permit for a proposed 109 seat restaurant project located at 400 S. Hope Street (ZA-2013-679-CUB)

Presented by Veronica Becerra on behalf of the developers. Project site is the ground floor of the Mellon Bank building. Project consists of a proposed 109 seat, 3,966sf upscale restaurant with private dining facilities. Applicant is seeking a CUB permit for a full line of alcohol for onsite consumption in conjunction with the proposed restaurant. After a brief discussion, Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the proposed restaurant, seconded by Jason Claypool. Motion passed unanimously.

9. Presentation by Veronica Becerra (Rabuild) regarding a CUB permit for a proposed 6,745 sf restaurant project located at 400 S. Hope Street (ZA-2013-828-CUB)

Presented by Veronica Becerra on behalf of the developers. Project site is the ground floor of the Mellon Bank building. Project consists of a proposed 6,745sf casual dining restaurant with take out service. Applicant is seeking a CUB permit for a full line of alcohol for onsite consumption in conjunction with the proposed restaurant. After a brief discussion, Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the proposed restaurant, seconded by Jason Claypool. Motion passed unanimously.

10. Discussion of DLANC area projects proposed for No Position:
  - a. 1245 W. Wilshire – Lot line adjustment
  - b. 819 S. Santa Fe – Historic cultural monument

Russell Brown moved that on behalf of the DLANC Board, the Committee hereby votes to take no-position with respect to the applications filed with the City Planning department listed above; Scott Bytof seconded. Motion passed unanimously.

11. Approval of minutes from prior meeting: March 19, 2013

Patti Berman moved approval of the minutes from the March meeting, Russell Brown seconded. Motion passed unanimously with absent members deemed abstaining.

12. Future agenda items. Next meeting: May 21, 2013

Next meeting scheduled for May 21 at the same location.

13. Member comment

Brown – complimented the Chair on the all digital meeting presentation format

14. Adjournment

Patti Berman moved adjournment of meeting, seconded by Russell Brown. Motion passed unanimously. Meeting adjourned at 9:30pm by consensus.