



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** March 20, 2018

**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 / Roll Call

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

## 2) Approve Minutes from 2/20/18

Presented by: Scott Bytof

Seconded by: Robert Newman

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

Vote Count: Yes: 5; No: 0, Abstention: 2; Absent: 4, Recused: 0

**OUTCOME: Motion Passes**

## 3) New Business

- a) **Presentation by:** Elizabeth Peterson / [elizabeth@epgla.com](mailto:elizabeth@epgla.com), Christine Rivera / [christine@epgla.com](mailto:christine@epgla.com)

**Case Number:** ENV-2018-429-CE, ZA-2018-428-CUB

**Project Location:** 541 S. Spring St. Los Angeles, CA 90013

**Project Description Request:** The applicant requests a CUP for the on-site and off-site sale and consumption of beer and wine in conjunction with a restaurant with an interior of 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats with hours of operation from 6 a.m. 2 a.m. daily.

Pursuant to LAMC section 12.24 W.1, a conditional use to permit the on-site and off-site sales and consumption of beer and wine in conjunction with a restaurant with an interior 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats (61 interior and 6 exterior) and hours of operation from 6 a.m. – 2 a. m.

**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. ENV-2018-429-CE, ZA-2018-428-CUB. Letter of support is conditioned on approving only the on-site sale and consumption of beer and wine but not offsite sales.**

Presented by:

Seconded by:

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delijani	Absent
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**

- b) **Presentation by:** Dale Goldsmith / [dale@agd-landuse.com](mailto:dale@agd-landuse.com)  
**Case Number:** DIR- 2017-3934-SPR, ENV-2017-1874-MND  
**Project Location:** 201-213 W 4th, 361 S Spring Los Angeles 90013  
**Project Description Request:** New 315-room hotel with public meeting rooms on development site. No development on garage site.

Site Plan Review pursuant to LAMC Section 16.05 to authorize the development of 50 or more guest rooms.

**Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s requests in Planning Case No. DIR- 2017-3934-SPR, ENV-2017-1874-MND.**

Presented by:

Seconded by:

Scott Bytof – Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delijani	Absent
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**

c) **Presentation by:** Gavin McKiernan / [gavin@cfa-la.com](mailto:gavin@cfa-la.com)

**Case Number:** ZA-2017-5347-CUB-ZV

**Project Location:** 1920-28 E 7th Place Los Angeles, CA 90021

**Project Description Request:** Applicant is renovating and changing the use of a 5,558.5 office/warehouse building to a theater with fixed seating for 170 persons. As part of the project, the theater will have a concessions area that will be separately used as a bar on days when the theater is closed.

Pursuant to LAMC section 12.24(W)(1) applicant is requesting a conditional use to sell and dispense a full line of alcohol for on-site consumption in conjunction with the operation of a(n) concession area (that) serving guests attending performances at a new 5,558.5 SF theater with 170 fixed seats.

Pursuant to LAMC section 12.24(W)(1) applicant is also requesting a conditional use to separately (to) sell and dispense a full-line of alcoholic beverages for on-site consumption with a 923 SF bar that will be operated in the theater’s concession area on days when no theater performances are held.

Pursuant to LAMC section 12.27 and 12.26 (e)(5) applicant requests a zone variance to permit the use of 23 required parking spaces to be provide off-site by a lease in lieu of a covenant stipulating the distance of the spaces provided must be within 750 feet of the project site.

**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-2017-5347-CUB-ZV. Support is conditioned on the following: (1) In the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval; and (2) Applicant will include the hours of operation as 4pm-2am in the formal requests.

Presented by: Robert Newman

Seconded by: Patti Berman

Scott Bytof – Chair	Yes
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Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Absent
Michael Delijani	Absent
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**

- d) **Presentation by:** Jim Ries / [jim@craiglawson.com](mailto:jim@craiglawson.com)  
**Case Number:** ZA-2017-978-ZV-SPP, ENV-2017-979-EAF  
**Project Location:** 1018 W. Ingraham St. Los Angeles, CA 90017  
**Project Description/Request:** Applicant proposes to build an 8 story mixed use building with 7 floors of apartments and one floor of street level commercial, parking is proposed to be provided at and off-site location.

CANCELLED

- e) **Presentation by:** Donna Tripp / [donna@craiglawson.com](mailto:donna@craiglawson.com)  
**Case Number:** CPC-2016-1950-TDR-SPR, VTT-74197, ENV-2016-1951-EIR  
**Project Location:** 732-756 S. Figueroa St. , 829 W. 8<sup>th</sup> St. Los Angeles, CA 90017  
**Project Description/Request:** Construction of mixed-use development comprised of a 41-story building containing 438 dwelling units and 7,475 square feet of ground floor commercial/retail space.

1. Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from one Donor Site to the Project Site (Receiver Site). The Donor Site, the Los Angeles Convention Center, will transfer 179,743 square feet to the Receiver Site. The Applicant requests the related Conditions of Approval be written to permit the flexibility to reduce the fee required, if the ultimate project floor area square footage is reduced.
2. Pursuant to L.A.M.C. Section 16.05 the Applicant requests that Site Plan Review Findings be made as part of this discretionary approval.
3. Pursuant to L.A.M.C. Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. VTT-74197), to merge five (5) lots and re-subdivide the land into one ground lot, creating a mixed-use development consisting of approximately 438 residential condominium units and 5 commercial condominium units totaling approximately 7,475 square feet.
  - a. The Applicant is requesting permission to deviate from the number of parking spaces defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide a minimum of 1 parking space per residential dwelling unit, inclusive of guest parking, in consideration of its proximity to jobs and public transit.

Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, removal of existing street trees, haul route, building and tenant improvements.

**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-2016-1950-TDR-SPR, VTT-74197, ENV-2016-1951-EIR. Support is conditioned on the applicant including verbiage in the planning case to stipulate that public sidewalk access will be maintained during the duration of construction along Figueroa and 8<sup>th</sup> Street. The Planning and Land Use Committee strongly recommends revisiting and further refining the proposed design for the corner of the project facing 8<sup>th</sup> and Figueroa Street as well as the north façade of the parking podium along Figueroa Street, in recognition of its proximity to the Fig at 7<sup>th</sup> stairwell.**

Presented by:

Seconded by: Simon Ha

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

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

**OUTCOME: Motion Passes**

4) Meeting adjourned at 9:11pm

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 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](mailto:ncsupport@lacity.org).