



**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL**  
**MONTHLY BOARD MEETING**

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking 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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public forum is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. The chair may take items out of order. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation 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 (72 hours) prior to the meeting you wish to attend, by calling 530-378-9096. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting, may be viewed at [www.dlanc.com](http://www.dlanc.com) or at the scheduled meeting.

**Discussion and Possible Action for all items on which the board feels it might take action.**

**Tuesday March 11, 2014, 6:30 P.M.**  
**Palace Theatre 615 S. Broadway**  
**MINUTES**

- 1. Call to Order and request to turn off phones. . [Time started: 6:45 ]**
- 2. Explanation of public comment card.**

### 3. Roll Call

Dylan O'Donogue Absent
Gedeon, Geza Absent
Bastian Hal P
Eric Dean P
Russell Brown P
Joe Moller Absent
Anastasia Johnson Excuse absence
Nancy Lee P
Matt Pryke Absent
Patti Berman P
Hansen, Judith Markoff Alternate
Page Jeff "General Jeff" P
<del>Tina Pellegrino resigned</del>
Hurtado David P
Rasool Ali Absent
Theodore Nathanson P
Simon Ha excused absence
Myers Lynn P
Dan Bartholomew P
Delijani Michael excused absence
Reiff Barrett P
Alan Gross Alternate
<del>Gretchen Siemers resigned</del>
Robert Newman P
Blassingame, Wendell P
Kevin Michael Key P
Travis Kasper P
Bytof Scott P

**4. MOTION: To approve the minutes from February 2013.**

	<b>PASSES</b>
<b>Made Motion</b>	<b>Hal Bastian</b>
<b>2<sup>nd</sup> Motion</b>	<b>Lynn Meyers</b>
<b>Yes</b>	<b>11</b>
<b>No</b>	<b>0</b>
<b>Abstain</b>	<b>4</b>

**5. Reports and presentations from City or Elected Officials and representatives**

**6. Public comment on Non-Agenda Items within the board’s subject matter. Speakers must fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes.**

**7. President’s Report**

**8. EXECUTIVE COMMITTEE:**

**8.1. MOTION: To approve the letter of support for The Figueroa Corridor as designed and presented April 2013.**

	<b>PASSES</b>
<b>Made Motion</b>	<b>Russell Brown</b>
<b>2<sup>nd</sup> Motion</b>	<b>Wendell Blassingame</b>
<b>Yes</b>	<b>16</b>
<b>No</b>	<b>0</b>
<b>Abstain</b>	<b>1</b>

**8.2.**

**9. PLANNING COMMITTEE (all letters are in the packet) CUB letters of support will be sent to the Los Angeles City Department of Planning, Office of Zoning Administration, unless otherwise noted in item.**

**9.1. MOTION: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Dorothy Meisel requesting: “A Conditional Use Permit approval to permit the sales, service and on-site consumption of a full line of alcoholic beverages and the incidental off-site sales of bottled gourmet beers and wines in conjunction with the sale of gourmet foods as accessory uses to a proposed sit-down restaurant. Operating hours: 7 am to 2 am daily. On-site alcohol sales/service: 9 am-2 am daily. Off-site sales hours: 7 am – 11 pm daily. The 10 seat sidewalk patio will close at midnight. The proposed 7,149 sq. ft. restaurant will include 192 interior seats and 10 outdoor seats. The outdoor seats will be located in up to 350 sq. ft. of public sidewalk, for which a revocable permit will be sought. Applicant will seek an off-site ABC catering permit. There will be no live entertainment or public dancing.” The proposed restaurant is located at 1036 S. Grand Avenue. (ZA-2013-3492-CUB-CU)**

**9.2. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Kiarash Neman requesting: “Pursuant to Los Angeles Municipal Code Section 12.24W, 1, the applicant is requesting anew conditional use permit to allow on-site sales and consumption of a full-line of alcoholic beverages in conjunction with a new 4,600 square foot restaurant having 192 seats including 4,225 square feet and 172 seats interior and 375 square feet and 20 seats in an outdoor patio. Hours of operation and alcohol service from 10 AM to 2 AM, daily.” The proposed restaurant is located at 932 S. Hill Street. (ZA-2013-3783-CUB)**

**9.3. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant The Garden Juice Bar requesting: “To permit the sale and dispensing of beer and wine only for on-site consumption; in conjunction with an existing 4,850 square foot restaurant; having hours of operation from 6:00 am to 2:00 am and hours of alcohol sales from 10:00 am to 2:00 am, 7 days a week; with happy hour from 3:00 pm to 5:00 pm, Monday through Friday; with seating for 108 patron in the C5-4D zone.” The existing restaurant is located at 322 W. 7<sup>th</sup> Street. (ZA-2013-3234-CUB)**

	<b>9.1, 9.2, 9.3, 9.7, 9.8 (Consent ) PASSES</b>
<b>Made Motion</b>	<b>PLUC Committee</b>
<b>2<sup>nd</sup> Motion</b>	<b>Russell Brown</b>
<b>Yes</b>	<b>15</b>
<b>No</b>	<b>0</b>
<b>Abstain</b>	<b>1</b>

9.4. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Spring & Third, LLC requesting: “The Applicant, Spring & Third, LLC, is seeking a CONDITIONAL USE PERMIT, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24W1, for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 7,213- square foot restaurant with a bar and lounge, and for the on-site sales and dispensing and off-site sales of a full line of alcoholic beverages in conjunction with an approximately 3,801-square foot gourmet shop/market (collectively referred to as the “proposed Project”), located within the [Q]C4-4D Zone at 257 S. Spring Street and 215 W. Third Street (the “Project Site”). The restaurant will operate daily from 11:00 AM to 2:00 AM, the bar and lounge will operate daily from 4:00 PM to 2:00 AM, and the gourmet shop/market will operate daily from 8:00 AM to 10:00 PM. a conditional Use Permit to allow the on-site sales and dispensing of alcohol in conjunction with an approximately 7,213 sf restaurant with bard and lounge, and the on-site sales and dispensing of alcohol and the off-site sales of alcohol in conjunction with an approximately 3,801 sf gourmet shop/market. The locations will be open seven days a week with the following hours of operation: 11am to 2am for the restaurant; 4pm to 2pm for the bar/lounge; and 8am to 10pm for the gourmet shop/market at 257 S. Spring Street and 215 W. 3<sup>rd</sup> Street.” (ZA-2013-3389-CUB)

<b>Made Motion</b>	<b>PLUC Committee</b>
<b>2<sup>nd</sup> Motion</b>	<b>Russell Brown</b>
<b>Yes</b>	<b>15</b>
<b>No</b>	<b>1</b>
<b>Abstain</b>	<b>1</b>

9.5. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant South Park Residential, LLC requesting: “Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Master Conditional Use Permit (“CUB”) for the sale of alcoholic beverages for on-site consumption for a maximum of three (3) full-line alcohol requests. Pursuant to various sections of Los Angeles Municipal Code, the Applicant will also request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: building and tenant improvements, and revocable permit for outdoor dining to encroach into the public right-of-way.” The proposed project is located at 301 W. Olympic Boulevard. (ZA-2013-1923-MCUP)

<b>Made Motion</b>	<b>PLUC Committee</b>
<b>2<sup>nd</sup> Motion</b>	<b>Russell Brown</b>
<b>Yes</b>	<b>15</b>
<b>No</b>	<b>1</b>
<b>Abstain</b>	<b>1</b>

9.6. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Hanover R.S. Limited Partnership requesting: “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.” The proposed 263 unit mixed-use project is located at 321 W. Olympic Boulevard. (DIR-2013-3137-SPR)

	Motion is to table to the following month/ PASSES/ item is tabled
Made Motion	Russell Brown
2 <sup>nd</sup> Motion	Robert Newman
Yes	15
No	0
Abstain	0

9.7. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant MUREF III Holdings, LLC requesting: “Site Plan Review pursuant to LAMC Section 16.05; Conditional Use Permit to allow Floor Area Averaging within a unified development pursuant to LAMC Section 12.24.W.19; Variance from LAMC section 12.21.A.5(a) to allow 545 standard parking stalls in lieu of 615 required standard stalls for the residential use; Variance from LAMC Section 12.21.G.2.A(3) to permit 88 trees in lieu of 154 trees otherwise required for 615 residential units; and Zoning Administrator’s Adjustment from LAMC 12.21.1.X(10) to waive transitional height requirements for a C zoned property located within 100 feet of an OS zone (Pershing Square).” For the tree variance, the applicant volunteered to plant 66 trees off-site. The proposed 615 unit mixed-use project is located at 432-450 S. Olive Street, 429-451 S. Hill Street, 415-433 W. 5<sup>th</sup> Street. (ZA-2013-3197-CU-ZV-ZAA-SPR)

9.8. Motion: To approve PLUC’s letter of support: PLUC recommends approval of requests by applicant Palmer/L&R Broadway Properties LP. requesting: Approval of Site Plan Review for the 684 unit mixed-use project located at 928 S. Broadway & 1026 S. Broadway. (DIR-2013-1216-SPR-CDO)

10. Treasurer’s Report:

10.1. MOTION: To approve February reconciliation

	<b>Amendment</b> Revise Cash Spent to Date 200 Outreach s/b \$3,000, Total s/b \$3,500 Budget Balance Available s/b \$29,771.01. / passes
Made Motion	Scott Bytof
2 <sup>nd</sup> Motion	Dan Bartholomew
Yes	13
No	0
Abstain	1
	Motion to approve reconciliation as amended/PASSES
Made Motion	Scott Bytof
2 <sup>nd</sup> Motion	Dan Bartholomew
Yes	13
No	0
Abstain	1

- 10.2. Funding Update
- 10.3. MOTION: To approve Office Supplies not to exceed \$300
- 10.4. MOTION: To approve purchase of reprint of stickers for \$595 plus tax and shipping, not to exceed \$700.

	10.3, 10.4 (consent)
Made Motion	Scott Bytof
2 <sup>nd</sup> Motion	Wendell Blassingame
Yes	14
No	0
Abstain	0

- 10.5. MOTION: To approve expenditure for refreshments for Candidate Forums not to exceed \$500.

Made Motion	Scott Bytof
2 <sup>nd</sup> Motion	Kevin Michael Key
Yes	13
No	0
Abstain	1

- 10.6. Budget Advocate report

- 11. Presentation by Planning students from CA State University Northridge
- 12. Presentation by Laura Mack from the Clean Air Coalition concerning rooftop solar systems
- 13. Election Report
- 14. AFFORDABLE HOUSING: Report
- 15. OUTREACH: Report
- 16. PROS Committee: Report
- 17. PUBLIC HEALTH AND SAFETY: Report
- 18. ARTS: Report
- 19. Other Officer Report
  - 19.1. V.P. Administration
  - 19.2. Secretary
- 20. Other Board Member comments
- 21. Adjournment

Made Motion	Kevin Michael Key
2 <sup>nd</sup> Motion	Scott Bytof
Yes	14
No	0
Abstain	0

[Time: 8:45 ]