



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 at office@dlanc.com. 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 or at the scheduled meeting.

Discussion and Possible Action on any items listed as motions. All motion items are subject to possible C.I.S. filings.

Tuesday November 11, 2014, 6:30 P.M.
Tower Theatre, 802 S. Broadway

- 1. Call to Order and request to turn off phones. [6:36pm]**
- 2. Swearing in of alternates who have been pre-vetted.**

3. Roll Call

“P” = Present; “NP” = Not Present

Hagen, Kjell	NP
Fillmann, Bradd	P
Bastian, Hal	P
Dean, Eric	NP
Kane, Stephen León	P
Johnson, Anastasia	P
Dady, Casey	P
Varela, Edgar (Alternate Heidi La)	P
Amar, Farida	P
Berman, Patti	P
Chan, Russell	P
Smith, Ron	NP
Ali, Rasool	P
Nathanson, Theodore	NP
Ha, Simon (John Schwartz)	P
Myers, Lynn	P
Dawson, Jeremy	P
Delijani, Michael (Stephen Opp)	P
Garcia, Eric	P
Gross, Allen	P
Tang, Quinn	P
Wednell, Blassingame	NP
Eisman, Michael	P
Newman, Robert	P
Ruiz, Andrew	NP
Murphy, Tyler	P
Beard, Raquel	NP
Borg, Erika	P

4. **Declarations of Ex Parte communications.**

None stated. Clarification by Chair that this is if with respect to something on the agenda.

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

Jay Handel spoke regarding letter of support to City Council regarding exempt hiring positions and DONE head count.

After Item 7-

Report regarding Metro Regional Connector Project – full street closure Nov 14th 7pm for 10 days near LA Times building. 2nd between Spring and Broadway. Started some night time work as well. Also need to do tree removals before new alignments done, have tree surveyor checking it out now. Need to replace 2 trees for every tree removed.

6. **Presentation by DWP about a recycled water project.**

Not present.

7. **Explanation of public comment card.**

8. **First public comment on Non-Agenda Items within the board's subject matter. Speakers are requested to fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of five minutes. Chair may modify these times.**

Carlos Medina, League of Women Voters, regarding State of the City Forum Boyle Heights. They want DLANC to sponsor (aka outreach) and participate. And invite people. Jan 17th 10am-12pm. Location TBD. Contact info - 323.356.3567
cmedina@lwvlosangeles.org

Ashley Sanchez regarding New Year's race, a night time half marathon/5k/10k. 6pm start time 7th and Grand. Sat Jan 3rd 6pm.

9. **President's Report**

9.1. **Repeat of announcement of Open seat: Alameda East Business**

Still open.

9.2. **Announcement of Open Seat: South Park Business**

Chair reported Andrew Ruiz has discussed stepping down given attendance record.

9.3. **Deadlines for agenda**

Chair reported Executive Committee will be meeting again which means committees need to turn around information/agenda items even quicker.

9.4. Other messages of import

Two grievances have been filed and sent to the Grievance Committee. Updates to follow once the Grievance Committee meets.

10. Treasurer's Report:

10.1. MOTION: The DLANC Board approves the October 2014 Financial Expenditure Report

Made Motion	Quinn Tang
2nd Motion	Casey Dady
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

No public comment. No board comment.

Vote for Agenda Item 10.1 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

10.2. Monthly Financial allocations for December (possible action)

No action. Treasurer reported that the Budget Committee will be meeting but looking for new Board Members. No action.

Made Motion	
2nd Motion	
Yes	
No	
Abstain	

OUTCOME:

Roll Call Vote for Agenda Item 10.2 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	
Bastian, Hal	
Dean, Eric	
Kane, Stephen León	
Johnson, Anastasia	
Dady, Casey	
Varella, Edgar	
Amar, Farida	
Berman, Patti	
Chan, Russell	
Smith, Ron	
Ali, Rasool	
Nathanson, Theodore	
Ha, Simon	
Myers, Lynn	
Dawson, Jeremy	
Delijani, Michael (Stephen Opp)	
Garcia, Eric	
Gross, Allen	
Tang, Quinn	
Wednell, Blassingame	
Eisman, Michael	
Newman, Robert	
Ruiz, Andrew	
Murphy, Tyler	
Beard, Raquel	
Borg, Erika	

10.3. MOTION: The Board approves an expenditure not to exceed \$300/month to hire an Apple One temp worker to take minutes at the board meetings.

Made Motion	Quinn Tang
2nd Motion	Robert Newman
Yes	21
No	0
Abstain	0

	Motion to amend - include allocating \$300 of the amount for facilities to attendant staff. Motion as amended - The Board approves an expenditure not to exceed \$300/month to hire an Apple One temp worker to take minutes at the board meetings which will be allocated from facilities related space rental to temporary staff.
Made Motion	Quinn Tang
2nd Motion	Eric Garcia
Yes	21
No	0
Abstain	0

No public comment. Board discussion regarding cost and benefit.

OUTCOME: Motion as amended passes.

Vote for Agenda Item 10.3 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

11. MOTION: To approve the press release concerning DLANC’s letter concerning filming hours in Downtown, clarifying the DLANC position on filming hours in Downtown.

Made Motion	Eric Garcia
2nd Motion	Bob Newman
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Vote for Agenda Item 11 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

12. MOTION: The Board approves the DLANC Vision Plan. (see packet)

Made Motion	Stephen Kane
2nd Motion	Quinn Tang
Yes	
No	
Abstain	

Public comment – great vision plan but didn’t work through committee. Board comment – none.

OUTCOME: Motion passes.

Author spoke after motion passed. Board comment regarding stakeholder input.

Vote for Agenda Item 12 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

13. Outreach Committee
No Motions

14. Planning and Land Use 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.

No public or board comment. Group Vote for Items 14.1 through 14.7.

14.1. Case Number: ZA-2014-3105-CUB-CUX

Project Location: 633 W. 5th Street

Project Description/Request: The applicant is requesting approval of Conditional Uses (CUB/CUX) to permit the on-site sale of a full line of alcohol, and to permit a dance hall with live entertainment, respectively, in conjunction with a restaurant/bar/lounge/observation deck area located on the 69th and 70th floors of an existing office tower.

MOTION: DLANC recommends approval of requests by applicant Beringia Central, LLC. requesting:

- **“A conditional use permit (CUB) per LAMC Section 12.24 W.1 to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a 18,529 square-foot restaurant/nightclub/bar located on the 69th (7,907 sf interior & 2,730 sf exterior terrace) and 70th (7,892 sf interior) floors on and existing office tower.”**
- **“A conditional use permit (CUX) per LAMC Section 12.24 W.18 (a) to permit a dance hall with live entertainment in conjunction with a 18,529 square-foot restaurant/nightclub/bar located on the 69th (7,907 sf interior & 2,730 sf exterior terrace) and 70th (7,892 sf interior) floors on and existing office tower (dance floor to be located on 70th floor.”**

Case Number: ZA-2014-3105-CUB-CUX

Project Location: 633 W. 5th Street

Project Description/Request: The applicant is requesting approval of Conditional Uses (CUB/CUX) to permit the on-site sale of a full line of alcohol, and to permit a dance hall with live entertainment, respectively, in conjunction with a restaurant/bar/lounge/observation deck area located on the 69th and 70th floors of an existing office tower.

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.1 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.2. Case Number: ZA-2014-3107-CUB

Project Location: 633 W. 5th Street

Project Description/Request: The applicant is requesting Conditional Use Permit (CUB) to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a restaurant/bar located on the 71st floor of an existing office tower.

MOTION: DLANC recommends approval of requests by applicant 71 Above, Inc. requesting:

- **“A conditional use permit (CUB) per LAMC Section 12.24 W.1 to permit on-site sales of a full line of alcohol for on-site consumption in conjunction with a 8,050 square-foot restaurant/bar located on the 71st floor of an existing office tower.”**

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.2 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.3 Case Number: ZA-2014-2037-CUB-CUX

Project Location: 131 E. 6th Street

Project Description/Request: The applicant is requesting 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 bar with live entertainment and patron dancing with hours of operation and alcohol sales from 11am to 2am daily.

MOTION” DLANC recommends approval of requests with CONDITIONS by applicant A&B Lifestyle, Inc. requesting:

- **“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 1,878 bar with live entertainment and patron dancing; having a seating capacity for 62 patrons; with hours of operation and alcohol sales from 11 a.m. to 2 a.m., daily; in the C2-2D zone.”**

CONDITIONS:

- **Applicant must close all window/door openings at 10:00 p.m. to keep the music and noise inside; and**
- **Upon a change in ownership, the new owner to file for a Plan Approval to evaluate ongoing compliance with the conditions of approval.**

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.3 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.4 Case Number: ZA-2014-1907-CUB

Project Address: 300 S. Grand Avenue, Suite LP-110

Project Description/Requests: The applicant is requesting a Conditional Use Permit for a full line of alcoholic beverages for off-site sales and on-site sales, service, and consumption of beer and wine only in a tasting room.

MOTION: DLANC recommends approval of requests by applicant Maguire Properties – One Cal Plaza, LLC. requesting:

- **“Conditional Use approval to permit the sale of gourmet beer, wine and distilled spirits in a retail store for off-site consumption from 9 a.m. – 9 p.m. and the sale of gourmet beer and wine for on-site consumption from 2 p.m. – 9 p.m. in an adjoining and accessory tasting room with food available, not required, with controlled access limited to persons 21 years of age.”**

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.4 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.5 Case Number: DIR-2014-1795-SPPA-SPP

Project Address: 1200 S. Figueroa Street

Project Description: The proposed project includes the construction of approximately 870,000 square feet of floor area in a 36-story mixed use project containing 648 residential condominium units within 822,000 square feet of floor area and 48,000 square feet of retail/entertainment/restaurant uses (Section 14 Transportation, Traffic and Parking and the Draft EIR Addendum, that are part of this application, designate 20,000 square feet to restaurant uses and 28,000 square feet to retail uses.) The residential units would be located in two towers, 29 stories each (maximum 400 feet high). The retail/entertainment/restaurant uses would be located on the ground floor. A 7-story 100 foot high podium includes the ground floor uses and parking. Parking is also provided within two subterranean levels. The residential amenity deck level on the 8th floor provides open space and amenities for the residents.

MOTION: DLANC recommends approval of requests with **CONDITIONS** by applicant 1200 s. Figueroa Development, Inc. requesting:

- Pursuant to Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) A Specific Plan Project Permit Compliance Review.
- Pursuant to the Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) a Specific Plan Sign Application Compliance to allow the construction, maintenance and use of large-scale architectural lighting and up to 4 signs, totaling up to 15,656 square feet within Specific Plan Sign District A in the Figueroa South Subarea.
- Pursuant to the Los Angeles Municipal Code Section 11.5.7 and the Los Angeles Sports and Entertainment District Specific Plan (amended by Ordinance No. 181,334, effective November 16, 2010) a Specific Plan Adjustment from Section 10.A.5 of the LASED Specific Plan to allow a less than 20% reduction of the residential tower setback from the edge of the Podium by allowing the podium to be setback 3'-11" from the Private Setback. A tower setback of 16'-1" will be provided for a distance of 35 lineal feet in lieu of providing the required 20'-0" tower setback from the Podium along Figueroa Street.
- Modification of Tentative Tract Map No. 66892 for a merger and re-subdivision of 7 lots into one (1) Master Lot and four (4) airspace lots for the following:
 - i. 648 residential condominium units;
 - ii. 48,000 square feet of retail/entertainment/restaurant uses;
 - iii. 26 commercial condominiums;
 - iv. 4 signage condominiums; and
 - v. Alley Hammerhead Turnaround:
 1. Dedicated Alley Hammerhead Turnaround Above Elevation 231.00 Feet to be Merged.
 2. Proposed Limited Alley Dedication from Surface of Alley to 14'-6" Above Surface of Alley.

CONDITIONS:

- The portion of the 100' tall podium on Flower Street shall be limited to 3 levels of above grade parking garage that is not lined with habitable floor area, consistent with DT Design Guide 5.A.4.
- The Flower Street frontage shall provide Retail Streets requirement per DT Design Guide 4.A.2 (minimum 75%).
- General condition for all Downtown projects within DLANC boundaries: If the sidewalk

is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.5 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.6 Case Number: DIR-2014-3673-SPPA

Project Address: 1101 S. Flower Street

Project Description: The Proposed Project is a mixed-use development consisting of approximately 1,488,101 square feet of floor area and approximately 1,444 parking spaces. Of the approximately 1,488,101 square feet of floor area, 1,038,171 square feet will be developed with 504 residential units, 283,347 square feet will be developed with an 183 room hotel with ancillary restaurant, banquet, nightclub and health club/spa uses and 166,583 square feet will be developed with retail, restaurant and entertainment uses. As permitted under Specific Plan Section 6, the Proposed Project reallocates 79,843 square feet of retail/entertainment/restaurant (including health club) floor area to 28,732 square feet of additional residential floor area and 51,111 square feet of additional hotel floor area, without adding (and, instead decreasing) the number of residential units or hotel rooms.

MOTION: DLANC recommends approval of requests with CONDITIONS by applicant Tohigh construction Investment, LLC. requesting:

- **Specific Plan Project Permit Compliance Modification, pursuant to Los Angeles Municipal Code Section 11.5.7.D, to modify DIR-2008-0429-SPP-SPPA.**
- **Specific Plan Project Permit Adjustment, pursuant to Los Angeles Municipal Code Section 11.5.7.E, to adjust tower height limits in the Figueroa Central Subarea set forth under Section 10.A.4(b) of the LASED Specific Plan by under 10%.**
-

CONDITIONS:

- **Applicant to follow the standards set forth in Chapter 5 of the Downtown Design Guide as it pertains to a maximum of three parking levels below the first level of habitable space on the Flower Street frontage (See Figure 5-1 of Downtown Design Guide).**
- **General condition for all Downtown projects within DLANC boundaries: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.**

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Group Vote for Agenda Item 14.6 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

14.7 Case Number: CPC-2014-2590-TDR-ZV-SPPA-SPR

Project Address: 920 S. Hill Street

Project Description: The Applicant proposes to build a 32 story mixed-use high rise development on a 22,935 square foot parcel, consisting of 239 residential condominium units and five commercial condominium units totaling 5,405 square feet of neighborhood serving retail and a parking garage. The existing by-right floor area ratio is 6:1 FAR and the maximum allowable floor area ratio is 13:1 FAR. Applicant is requesting transfer of 123,975 square feet via TFAR application to provide an additional floor area ratio of 11.41:1 FAR. The subject property is an unimproved 22,935 square foot parcel currently in use as a surface parking lot located south of 9th Street and north of Olympic Boulevard on the east side of Hill Street in downtown Los Angeles.

MOTION: DLANC recommends approval of requests with CONDITIONS by applicant Agoura Oaks, LLC. requesting:

- Pursuant to L.A.M.C. Section 14.5, approval for Transfer of Floor Area Rights (TFAR) in the amount of 123,975 square feet of buildable area transferred from a City-owned “Donor Site”, specifically, the LA Convention Center (LACity Ordinance No. 181,574, Eff. 3/27/11) to “Recipient Site”, 916 - 920 S. Hill Street.
- Pursuant to L.A.M.C. Section 17.01, approval of Vesting Tentative Tract Map No. 72343 to subdivide the site into three airspace lots to facilitate the construction of a high density urban mixed-use project containing 239 residential condominium units (Lot 3) and 10 commercial condominium units totaling 5,405 square feet and one parking garage (Lot 2). This request also includes:

i. Permission to deviate from the Advisory Agency’s Residential Parking Policy No. AA 2000-1 (2 parking spaces + 0.25 guest parking spaces per unit) and to instead follow the March 1, 2006 Advisory Agency Policy No. 2006-2 which states its recognition of the primacy of other adopted parking standards specific to certain areas; specifically referencing the Central City Parking Incentive Ordinance (Policy 3), L.A.M.C. 12.21-A,4 (p), which establishes minimum reduced parking standards for multi-family residential projects located in the Central City area and which parking standards do not differentiate between residential apartment and residential condominium projects.

ii. Pursuant to L.A.M.C. 12.21-A, 4 (p), permission to apply its reduced parking standards, which range from 1 to 1 ¼ spaces per new dwelling unit for a total of 267 required parking spaces or 1.117 spaces per dwelling unit. Based on the addition of 4 tandem compact spaces to 4 of the total required 267 spaces, a total of 271 spaces or 1.134 spaces per dwelling unit are provided.

iii. Pursuant to L.A.M.C. 12.21- A,4 (i) Commercial Parking Standard, based on the Downtown Business Exception, approval for a zero parking requirement for the commercial space, based on the exemption provided for commercial space of less than 7,500 square feet. Proposed commercial space totals 5,405 square feet.

- Pursuant to L.A.M.C. Section 16.05, that Site Plan Review Findings be made and approved as part of the project’s discretionary approvals.
- Pursuant to L.A.M.C. 12.21 A 16 (e) (2) (ii) and 12.21 A 16 (e) (2) (iii), a Variance to allow

Applicant flexibility on the location of short and long term bike storage as follows: to place 10 of the required long-term bike parking spaces in the basement, which are served with nearby elevator access, instead of exclusive reliance on long term bike storage on the ground floor; and further to enjoy the

flexibility to locate 14 short-term parking spaces in the building's ground level, given the paucity of available space on the sidewalk and building exterior for bike storage.

- Pursuant to L.A.M.C. 12.22 A. 30 (e), an adjustment from the Downtown Design Guidelines: (C. 1 Page 30) for a 0 foot setback for the entire rear alley-fronted portions of the building above 150 feet in lieu of the required 40 foot setback from the center line of the alley in consideration of the fact that the adjacent historic United Artists Theater building has no rear windows, and as such, its rear alley sightline, which the required setback is intended to protect, would not be impacted by the project building.
- Pursuant to L.A.M.C. Section 91.3202.3.2, an Adjustment to allow projections over the sidewalk fronting Hill Street to allow:

i. Balcony projections of six feet six inches over the sidewalk along Hill Street, instead of the allowable four foot balcony projection, starting at Level 2, 18 feet above grade.

ii. A six foot four inch cantilevered projection over the sidewalk on Hill Street at the 7th floor only, starting at 63 feet height to allow for circulation paths in which applicant is seeking the same right of projection presently allowed for balcony projection.

CONDITION:

- General condition for all Downtown projects within DLANC boundaries: If the sidewalk is temporarily closed during construction, pedestrian access shall be provided along the construction fencing with an accessible path.

Made Motion	PLUC
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motion passes.

Roll Call Vote for Agenda Item 14.7 (Y = “Yes”; N = “No”; A = “Abstain”)

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	Y
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael (Stephen Opp)	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

15. Community Impact Committee (all letters are in the packet)

15.1. MOTION: The Downtown Los Angeles Neighborhood Council respectfully requests the City Council to consider the following in drafting the "Citywide Sidewalk Repair Program":
Implementation of a mandated assessment district to fund sidewalk repair; availability of a hardship exemption and low or no-interest loans; flexibility to retain licensed general contractors; and shared liability for slip and falls.

Made Motion	Eric Garcia
2nd Motion	Bob Newman
Yes	15
No	4
Abstain	1

No public comment.

Board comment regarding status quo, lawsuits and liability, specific statement, connection between trees and damage, union labor requirements, funding sources for sidewalk repair, funding sources, liability, choice, survey methodology and options for providing feedback, time limit.

	Motion to amend- remove bullet points regarding what the city should not do and say instead what the city should do.
Made Motion	Erika Borg
2nd Motion	Quinn Tang
Yes	8
No	7
Abstain	5

Motion to amend fails.

No public or board comment.

OUTCOME: Motion passes.

Roll Call Vote for Agenda Item 15.1 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	N, Y
Bastian, Hal	A, Y
Dean, Eric	
Kane, Stephen León	A, A
Johnson, Anastasia	Y, Y
Dady, Casey	N, Y
Varella, Edgar	N, Y
Amar, Farida	Y, Y
Berman, Patti	
Chan, Russell	A, Y
Smith, Ron	
Ali, Rasool	A Y
Nathanson, Theodore	
Ha, Simon	Y, N
Myers, Lynn	A, Y
Dawson, Jeremy	Y, Y
Delijani, Michael (Stephen Opp)	N, Y
Garcia, Eric	N, Y
Gross, Allen	Y, N
Tang, Quinn	Y, N
Wednell, Blassingame	
Eisman, Michael	N, Y
Newman, Robert	N, Y
Ruiz, Andrew	
Murphy, Tyler	Y, N
Beard, Raquel	
Borg, Erika	Y, Y

16. Livability Committee
No Motions

17. Resources Committee
No Motions

18. Approval of Minutes

18.1. MOTION: The DLANC Board shall approve the minutes from the September 2014 Board meeting.

18.2. MOTION: The DLANC Board shall approve the minutes from the October 2014 Board meeting.

Erika Borg requested September minutes be changed to reflect her title of VP of Strategic Partnerships Erika Borg

Group vote.

Made Motion	N/A
2nd Motion	N/A
Yes	21
No	0
Abstain	0

OUTCOME: Motions pass.

Vote for Agenda Item 18.1 and 18.2 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	Y
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

19. Explanation of public comment card.

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

21. Other Board Member comment

Community Impact meeting next Wednesday.

22. Adjournment at 7:52pm

Made Motion	Hal Bastian
2nd Motion	Stephen Opp
Yes	21 by Unanimous Consent
No	0
Abstain	0

OUTCOME: Motion passes.

Vote for Agenda Item 18.1 and 18.2 (Y = "Yes"; N = "No"; A = "Abstain")

Hagen, Kjell	
Fillmann, Bradd	Y
Bastian, Hal	Y
Dean, Eric	Y
Kane, Stephen León	Y
Johnson, Anastasia	Y
Dady, Casey	Y
Varella, Edgar	Y
Amar, Farida	Y
Berman, Patti	
Chan, Russell	Y
Smith, Ron	
Ali, Rasool	Y
Nathanson, Theodore	
Ha, Simon	Y
Myers, Lynn	Y
Dawson, Jeremy	Y
Delijani, Michael	Y
Garcia, Eric	Y
Gross, Allen	Y
Tang, Quinn	Y
Wednell, Blassingame	
Eisman, Michael	Y
Newman, Robert	Y
Ruiz, Andrew	
Murphy, Tyler	Y
Beard, Raquel	
Borg, Erika	Y

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- **A CUB is a conditional use permit which is required for certain land uses which may need special conditions to ensure compatibility with surrounding land uses. Examples are liquor licenses and permits for live music and dancing.**