



# PLANNING AND LAND USE COMMITTEE MEETING MINUTES

**Meeting Date:** January 16, 2018

**Meeting Time:** 6:30pm

**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	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

2) Approve Minutes from 12/19/17

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0, Abstention 0 ; Absent: 2, Recused: 0

**OUTCOME: Motion Passes**

3) Old Business:

a) **Presentation by:** Jim Ries /jim@craiglawson.com

**Case Number:** DIR-2017-11-DB-SPP, ENV-2017-3539-EAF

**Project Location:** 1235-1237 & 1241-1257 W 7th St; 1234-1236, 1242 & 1246 W. Ingraham St, Los Angeles, CA

**Project Description Request:** Construction of mixed-use and mixed income development consisting of 306 residential units over approximately 5,699 square feet of commercial floor area and subterranean parking structure.

1.) Pursuant to Section 17 of the Central City West Specific Plan ("CCWSP") and L.A.M.C.

Section 11.5.7 C, the Applicant requests Project Permit Compliance review.

a. Note: Section 3.D of the Central City West Specific Plan states: This Specific Plan shall serve as a substitute ordinance and process for the requirements of L.A.M.C. Sections 16.05 and 12.24 U 14.

b. The request includes permission to plant up to 50% of its required trees off-site.

2.) Pursuant to L.A.M.C. Section 12.22 A.25, the Applicant proposes to set aside 15% of the base density units as Restricted Affordable units at the Very Low Income (“VLI”) level, and request a Density Bonus increase of 35%, or the equivalent of 79 units. Additionally, the Applicant requests the following “On-Menu” Density Bonus Incentives:

a. Pursuant to L.A.M.C. Section 12.22 A.25(f)(4)(i), the Applicant requests a 35% increase to its permitted Floor Area.

b. Pursuant to L.A.M.C. Section 12.22 A.25(f)(7), the Applicant request to include area of land required to be dedicated for street purposes as lot area for the purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

c. Pursuant to L.A.M.C. Section 12.22 A.25(f)(8), the Applicant requests to average the Floor Area Ratio (FAR), Density, open space, and access over the site including the reallocation of the R5 zone generated floor area (144,844 square feet) and density (97 units) to the C4 zone in order to create a single and integrated building that combines access, parking, residential uses, and commercial uses.

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 requests in Planning Case No. DIR-2017-11-DB-SPP, ENV-2017-3539-EAF. Support is conditioned on the following: 1. Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction. 2. The store windows along Ingraham Street shall not be obstructed with any merchandise, graphics, or any other material that may block visibility through the storefront windows.**

Presented By: Beverly Christensen

Seconded By: Robert Newman

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0, Abstention 0 ; Absent: 2, Recused: 0

**OUTCOME: Motion Passes**

4) New Business

a) **Presentation by:** Jerry Neuman and Andrew Brady / andrew.brady@dlapiper.com

**Case Number:** ZA-2017-4610-CU-MCUP-SPR, ENV-2017-3933-EAF

**Project Location:** 615 W Olympic Blvd., 949 S Hope St., 950 S Flower St., 600 W 9<sup>th</sup> St. Los Angeles, CA 90015

**Project Description Request:** Site Plan Review, Master Conditional Use Permit for alcohol, and Conditional Use Permit for transient occupancy residential structure to allow a 27-story, 274-foot, 236-unit residential tower with retail and restaurant uses on the ground floor (see Attachment A).

- 1) Pursuant to Los Angeles Municipal Code (“LAMC”) Section 16.05, a Site Plan Review to allow the construction of a 251,222-square-foot (“sf”), 27-story, 274-foot-tall, 236-unit residential tower atop a 17-foot-tall podium with retail and restaurant uses on the ground floor.
- 2) Pursuant to LAMC Section 12.24.W.24(c), a Conditional Use Permit to allow the construction of a transient occupancy residential structure in the R5 Zone.
- 3) Pursuant to LAMC Section 12.24.S, a 20% reduction in parking requirements pursuant to LAMC as a part of the Conditional Use Permit approval.
- 4) Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an establishment with hours of operation from 7:00 a.m. to 2:00 a.m., and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with two establishments with hours of operation from 7:00 a.m. to 2:00 a.m. The three restaurant spaces would have a combined floor area of 10,010 sf that consists of 6,699 sf of indoor area and 3,311 sf of outdoor dining area.
- 5) Deviation from the Advisory Agency's Residential Parking Policy No. AA 2000-1 to allow Code required parking on-site

**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. ZA-2017-4610-CU-MCUP-SPR, ENV-2017-3933-EAF. Support is conditioned on the following: 1. Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction. 2. Future tenants will return to present at PLUC when required to apply for plan approval.**

Presented By: Robert Newman

Seconded By: Simon Ha

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0, Abstention 0 ; Absent: 2, Recused: 0

**OUTCOME: Motion Passes**

b) **Presentation by:** Elizabeth Peterson / [elizabeth@epgla.com](mailto:elizabeth@epgla.com)

**Case Number:** ZA-2017-4196-CUB-CUX

**Project Location:** 819 S. Flower Street Los Angeles, CA 90017

**Project Description Request:** Pursuant to LAMC Section 12.24 W-1, Conditional Use Permit for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing hotel with in-room access cabinets, a 3431 sq. ft. restaurant with mezzanine, a 1,318 sq. ft. basement wine bar, as well as the continued operations of ancillary hotel amenities, including an on-site health spa with massage treatment rooms in the C4-2D zone.

**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. ZA-2017-4196-CUB-CUX.**

Presented By: Patti Berman

Seconded By: Simon Ha

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 8; No: 0, Abstention 0 ; Absent: 2, Recused: 0

**OUTCOME: Motion Passes**

c) **Presentation by:** Andie Adame / [andie@craiglawson.com](mailto:andie@craiglawson.com)

**Case Number:** ZA-2017-2512-CU-CUB-SPR; VTT-7003, ENV-2017-2513-EIR

**Project Location:** 945 W. Eighth Street, Los Angeles, CA 90017

**Project Description Request:** New 64-story mixed-use development comprised of 781 residential condominium units, 3 commercial condominium units, and up to approximately 6,700 square feet of commercial floor space with two levels of subterranean parking & above-grade parking structure containing 831 parking spaces.

1. Vesting Tentative Tract Map (VTT-75003) pursuant to LAMC Section 17.05 for the following:

-An airspace subdivision with one (1) ground lot and two (3) airspace lots for a mixed use development located at 945 W. 8th Street containing 781 residential condominium units, 6,700 square feet of commercial floor area and three (3) commercial condominium units.

A Waiver of the Deputy Advisory Agency’s Parking Policy AA 2000-1 to allow a residential parking ratio of 1.064 spaces per dwelling unit (in accordance with Central

City Area Parking Exception for dwelling units) in lieu of the 2 residential parking spaces and .25 guest parking spaces per dwelling unit.

Applicant also requests that the proposed haul route be approved concurrent with the Vesting Tentative Tract Map.

2. Conditional Use Permit for Floor Area Averaging in Unified Developments pursuant to LAMC Section 12.24.W.19. to:

- a. Allow floor area averaging to permit the construction, use and maintenance of an approximately 64-story mixed-use development containing approximately 791,843 square feet;
- b. Allow required Common Open Space and required trees to be located on an adjacent lot within the Unified Development;
- c. Allow one Residential Project Sign to be located on an adjacent lot within the Unified Development; and
- d. Pursuant to Section 12.24 F, a modification of the area regulations to allow the required passageway to be located on an adjacent lot within the Unified Development.

3. Conditional Use Permit (Alcohol) pursuant to LAMC Section 12.24.W.1 for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed 6,700 square-foot restaurant.

4. Site Plan Review pursuant to LAMC Section 16.05;

In addition, pursuant to various sections of the Los Angeles Municipal Code, the Applicant would request approvals and permits from the Building and Safety Department (and other municipal agencies) for construction actions including, but not limited to the following: demolition, excavation, shoring, grading, haul route, foundation and building.

NOTE: The proposed mixed-use project is subject to the CRA/LA, a Designated Local Authority and Successor for the former Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") review and clearances relating to the existing Participation Agreement, September 1981.

**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. ZA-2017-2512-CU-CUB-SPR; VTT-7003, ENV-2017-2513-EIR. Support is conditioned on the following: 1. Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction. 2. Future tenants will return to present at PLUC when required to apply for plan approval.**

Presented By: Beverly Christiansen

Seconded By: Patti Berman

Scott Bytof - Chair	Yes
Patti Berman	Yes
Robert Newman	Yes
Nate Cormier	Yes
Beverly Christiansen	Yes
Michael Delajani	Absent
Simon Ha	Yes
John Swartz	Yes
Lauren Mishkind	Yes
Quinn Tang	Absent

Vote Count: Yes: 8 No: 0, Abstention 0 ; Absent: 2, Recused: 0

**OUTCOME: Motion Passes**

5) Adjourned at 9:40pm

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) .