

CITY OF LOS ANGELES
CALIFORNIA



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**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL**

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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
Planning & Land Use Committee**

http://groups.yahoo.com/group/DLANC_Planning/

Committee Board Co-Chair Shiraz Tangri • 310-994-0641 • shiraztangri@mac.com
Committee Public Co-Chair David Poffenberger • 213-220-0822 • dwpoff@gmail.com

Wednesday • March 28, 2007 • 6:30 p.m.

Bunker Hill Towers • Tower Room • 800 West 1st Street, Los Angeles, CA 90012

MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at approximately 6:35 p.m.

Committee members present: Shiraz Tangri, David Poffenberger, Russell Brown, James Doizaki, Matthew Klekner, Jennifer Chapman-Riordan, Susan Tae, Brady Westwater.

Other members present: Scott Bytof, Ted Greaton, Kathleen McMullin, Stanley Michaels, Eric Woolery.

Brief introductions by Committee members and DLANC Board members.

2. Approval of minutes from March 7, 2007 meeting

This item was continued for a future meeting.

3. Presentation by Brian Lee on Origami Bistro & Bar, 257 S. Spring Street

Presented by Brian Lee of Origami Restaurants. Applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcoholic beverages in conjunction with an Asian Fusion style, ground floor neighborhood serving restaurant. This project will be the Applicant's 4th restaurant in the greater Los Angeles area. The restaurant expects to open by November. Brady Westwater made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the Origami Bistro & Bar project at 257 S. Spring Street, and encouraging the City to grant the approvals requested by the applicant, as reflected in the draft letter attached to the Agenda of this meeting.

Motion seconded by Co-Chair Tangri. Motion passed unanimously.

4. Presentation by Craig Lawson & Co. on LA Central Project, 1101 S. Flower Street

Presented by Chris Pfohl of the Moinian Group and Mark Nay of RTKL Architects. The project consists of an 860 unit residential tower on top of a 4 story 250,000 sf podium with neighborhood serving retail to include nationally branded restaurants, a 55,000 sf Supermarket, a Health club and a Sports bar & grill. The project will also include a trendy Boutique style 12 floor hotel and a Park on the top of the podium. Applicant is seeking amendments to the specific plan, alcohol conditional use permits and 4 liquor licenses. Project is expected to break ground in May, with a mid 2011 completion. Jennifer Chapman made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the LA Central project at 1101 S. Flower Street, and encouraging the City to grant the approvals requested by the applicant, as reflected in the draft letter attached to the Agenda of this meeting.

Motion seconded by Co-Chair David Poffenberger. Motion passed unanimously.

5. Presentation by Craig Lawson & Co. on CUB application by South Park Phase I, LLC, 408 W. 11th Street

Presented by Andie Adame of Craig Lawson & Company representing the developer Mount Auburn partners. The project consists of fully leased residential condominiums in the Elleven building with a ground floor, neighborhood serving 2,200 sf restaurant space fronting 11th street. Applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcoholic beverages. Committee member Westwater made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the South Park Phase I, LLC restaurant project at 408 W. 11th Street, and encouraging the City to grant the approvals requested by the applicant, as reflected in the draft letter attached to the Agenda of this meeting.

Motion seconded by Co-Chair Poffenberger. Motion passed unanimously.

6. Presentation by Craig Lawson & Co. on CUB application by South Park Phase II, LLC, 1100 S. Hope Street

Presented by Andie Adame of Craig Lawson & Co. This is a mixed use project, consisting of 267 work/live units located in the Luma building with a ground floor, neighborhood serving 6,300 sf restaurant space. Applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcoholic beverages. Committee member Westwater made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the South Park Phase II, LLC restaurant project at 1100 S. Hope Street, and encouraging the City to grant the approvals requested by the applicant, as reflected in the draft letter attached to the Agenda of this meeting.

Motion seconded by Co-Chair Poffenberger. Motion passed unanimously.

7. Presentation by the McCarty Company on CUB application at MetLofts project, 1050 S. Flower Street

Presented by Tom McCarty of the McCarty Company. This project consists of a 7 story building with ground floor neighborhood serving retail space, including the Bottle Rock, a wine tasting and sales boutique and Rivera, a

Latin cuisine restaurant. Applicant is seeking conditional use permits for the sale and dispensing of alcoholic beverages. The retail spaces are expected to open in late summer or early fall. Co-Chair Poffenberger made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the two MetLofts restaurant projects at 1050 S. Flower Street, and encouraging the City to grant the approvals requested by the applicant, as reflected in the draft letter attached to the Agenda of this meeting.

Motion seconded by Co-Chair Tangri. Motion passed unanimously.

8. Discussion of 1127-1143 S. Hope Street Project

Jim Ries of Craig Lawson & Co updated the Committee on the status of the Hope Street Project. The developer received revision requests from the CRA which will address some of the Flower Street Loft homeowner issues.

Meg Lodise, board member of the Flower Street HOA, briefly updated the Committee of the homeowner issues.

Russell Brown shared some input received from Greg Fisher of Councilwoman Jan Perry's office regarding the Project's status.

No action was taken on the project. The Committee will continue to monitor the project and consider a motion at an appropriate juncture.

9. Presentation by Veronica Flores and Matthew Klekner regarding sustainable development/environmentally-sensitive building practices

This item continued for a future meeting.

10. Planning applications filed in February/March in DLANC area proposed for "no action" by Committee

- i. 612 S. Flower Street – Full line of alcoholic beverages for on-/off-site consumption
- ii. 700 S. Grand Avenue – Full line of alcoholic beverages for on-/off-site consumption

At the request of a DLANC Board member, the above items have been removed from the proposed "no action" calendar and agendized for discussion. Tom McCarty of the McCarty Company delivered a brief presentation regarding each of these projects. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write letters indicating its support for the two restaurant projects at 700 S. Grand Avenue and 612 S. Flower Street, and encouraging the City to grant the approvals requested by the applicant. These projects are removed from the "no position" list.

Motion seconded by Committee member Brown. Motion passed unanimously.

- iii. 336 S. Hill Street – Plan Approval/CUB and addition of outdoor serving area
- iv. 531 S. San Pedro Street – Re-allocation of 80 existing beds to homeless parolees
- v. 434 S. San Pedro Street – Renovate existing 6-story office/residential building & re-locate Downtown Women's Center

As for the remaining items on the proposed "no action" calendar, Co-Chair Tangri made the following motion:

On behalf of the DLANC Board of Directors, the Committee hereby votes to take no position with respect to the applications filed with the Los Angeles City Planning Department listed in the table attached to the Agenda of this meeting.

Motion seconded by Matthew Klekner. Motion passed unanimously.

11. Discussion of proposed Historic Resources Database – Project Phase III

Co-Chair Tangri updated the Committee on the presentation of the Historic Resources Database project at the Savings LA event. The next phase of the scope of the project was presented by Jennifer Mapes. Phase III of the project includes adding photos to the Google Earth map, promotion of the Google Earth map, integration of the Google Earth map into new or existing mapping tools, and creation of a printable format for the maps. Committee member Klekner made the following motion:

The Committee approves the attached scope of work for Phase III of the Historic Resources Survey, which will be supervised by the Ad Hoc Committee on the Historic Resources Survey. The project work will be performed and/or supervised by Jennifer Mapes and Holly Kane of USC.

Motion seconded by Committee member Westwater. Motion passed unanimously.

12. Discussion of Comments on LA River Revitalization Master Plan PEIR/PEIS

Co-Chair Tangri briefly updated the Committee on the comments provided to the DLANC Board with respect to the LA River Revitalization Master Plan PEIR/PEIS. The DLANC response letter was submitted to the City Planning department. The comments period is now closed.

13. Discussion of committee mission statement

The Committee reviewed the PLUC mission statement as provided by Co-Chair Tangri. After a brief discussion, Committee member Klekner made the following motion:

The Committee approves as its mission statement the following language:

The Planning & Land Use Committee focuses on the broad variety of planning issues arising out of the dramatic redevelopment of Downtown LA. We recognize that the redevelopment of Downtown has both social and economic impacts, and that the on-going transformation of our metropolis is occurring against the background of cultural and historic resources that must be preserved. As authorized by Article IX of the City Charter, the Committee:

- Facilitates and provides a forum for public discussion and input on individual projects and general policy decisions re-shaping Downtown's landscape;
- Encourages innovative and responsible land use planning that improves Downtown for all current and future stakeholders, including residents, businesses, workers, and the City as a whole; and
- Supports thoughtful, site-specific architecture and design that is sustainable, transit-oriented, pedestrian-friendly, and compatible with existing and developing uses in the many neighborhoods that make up Downtown.

Motion seconded by Co-Chair Poffenberger. Motion passed unanimously.

14. Discussion of committee goals and organizational issues

Committee member Brown suggested that common consent authority be granted to the Committee by the DLANC Board, similar in process to other high profile City Committees and Commissions. After a brief discussion, the Committee member Brown made the following motion:

The Committee recommends that the Executive Committee revise DLANC's bylaws and/or other operating procedures as necessary to allow the Board to approve as a single consent item the position letters approved by PLUC with respect to planning projects. The addresses of all such projects will be noted on the Board Agenda. Further, PLUC will present additional information regarding any listed project to the Board upon request by any Board member.

Motion seconded by Committee member Westwater. Motion passed unanimously.

15. Brief discussion of status of Transfer of Floor Area Rights ordinance

City Council unanimously passed an ordinance for the Transfer of Floor Area Rights, which was subsequently vetoed by the Mayor. Co-Chair Tangri suggested that the Committee should provide input in determining the community benefits from fees generated by this ordinance. After a brief discussion, Committee members Brown and Westwater were chosen to be the Committee's contacts for this endeavor.

16. Update on Ad Hoc Organizational Committee for Planning Director Event

This item was continued for a future meeting.

17. Update on Ad Hoc Committee on Urban Design

Co-Chair Tangri suggested a meeting with the City Planning Department's Urban Design Studio to discuss the Community Redevelopment Agency's draft Urban Design guidelines for Downtown. After a brief discussion, Co-Chair Tangri made the following motion:

The Ad Hoc Committee on Urban Design shall invite the City Planning Department's Urban Design Studio to its April 25, 2007 meeting for discussion of the Community Redevelopment Agency's draft Urban Design Guidelines for Downtown and prepare written comments for consideration by PLUC.

Motion seconded by Committee member Klekner. Motion passed unanimously.

18. Update on Joint Ad Hoc Committee on Industrial Zoning Proposal

Co-Chair Tangri briefly updated the Committee on the status of the Industrial Zoning proposal. Councilmembers Perry and Huizar are to create an Ad Hoc committee, including property owners and stakeholders to provide input to the Industrial Zoning process.

19. Future agenda items

Except as discussed under other items, no future agenda items were introduced.

20. Public comment

Except as discussed under other items, no separate public comments were made.

21. Board member comment

Brown - April 21, the Congress of Neighborhood Councils meeting will also include a planning discussion forum.

Tangri - CRA has asked the Central City Association for input on how it can facilitate development of downtown projects. Our committee's experience suggests that the CRA should work with the City to streamline the process for development by avoiding redundant reviews and other burdens on projects not receiving public funding.

22. Adjournment

At approximately 9:30pm, the meeting was adjourned by consensus.