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CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL Planning & Land Use Committee

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

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Wednesday • April 25, 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 6:45 p.m.

Committee members present: Shiraz Tangri, Russell Brown, Jennifer Chapman-Riordan, James Doizaki, Larry Smith, Brady Westwater.

Other members present: Scott Bytof, Ted Greaton, Kathleen McMullin, Stanley Michaels, Lynn Myers, Michael Pfeiffer, Eric Richardson.

2. Approval of minutes from March 7, 2007 and March 28, 2007 meetings

The Committee reviewed the minutes of the March 7 and March 28 meetings. Brady Westwater moved approval of the minutes, Jennifer Chapman-Riordan seconded. Motion passed unanimously with absent members deemed abstaining.

3. Presentation by McCarty Company on CUB application for restaurant at 1212 S. Flower project at 1200 S. Flower Street

Presented by Lila Youn of the McCarty Company representing the developer. This project consists of a ground floor, neighborhood serving restaurant located in the building at 1212 S. Flower Street. The applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcohol beverages. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the 1212 S. Flower restaurant project at 1200 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 Brady Westwater. Motion passed unanimously.

4. Presentation by McCarty Company on CUB application for restaurant at Barker Block project at 515 S. Molino Street

Presented by Lila Youn of the McCarty Company representing the developer. This project consists of a 7,000 sf ground floor, neighborhood serving restaurant, gourmet market and lounge space located in the Molino Street Lofts building. The applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcohol beverages. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the restaurant at the Barker Block project at 515 S. Molino 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 Brady Westwater. Motion passed unanimously.

5. Presentation by McCarty Company on CUB application for Riordan's restaurant at 875 S. Figueroa Street

Presented by Lila Youn of the McCarty Company representing the developer. This project consists of a 1,200 sf restaurant space located at 875 S. Figueroa Street, next to the Pantry restaurant. The applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcohol beverages. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the Riordan's restaurant project at 875 S. Figueroa 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 Brady Westwater. Motion passed unanimously.

6. Presentation by Will Nieves on CUB application at 800 W. 7th Street

Presented by Will Nieves representing Michael Kwan of Wokcano restaurants. Wokcano has several locations throughout Los Angeles and is looking to open another in downtown. This project consists of a 6,000 sf ground floor, neighborhood serving restaurant space located in the Barker Brothers building. The applicant is seeking a conditional use permit for the sale and dispensing of a full line of alcohol beverages. This project has the support of the local police and expects to open by July 1. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the restaurant project at 800 W. 7th 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 Jennifer Chapman-Riordan. Motion passed unanimously.

7. Presentation by Design Group on office/commercial condominium project, 723-747 E. 10th Street

Presented by Eric Kwon of the Design Group for Newmark Development, LLC. This project consists of 44 commercial condominiums and office units with supporting rooftop parking. The project is located at 723 E. 10th Street in the Fashion district and will be all new ground up construction, replacing a small older structure and surface parking. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board write a letter indicating its support for the office/commercial condominium project at 723-747 E. 10th 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 Brady Westwater. Motion passed unanimously.

8. Presentation by Armen Ross on ZV/CUX application for dance hall at 1236-1240 S. Main Street

Presented by Armen Ross representing the developer. This project consists of a 11,000 sf basement hostess club with a dance floor, performing stage and dressing rooms. The applicant is seeking a conditional adult use permit. No alcohol will be allowed or served. Hours of operations to be 4pm - 2am daily. The project will be a major renovation of an existing abandoned warehouse space. The project has been opposed by the Fashion District BID and does not have the support of City Councilperson Jan Perry.

After some discussion, this item was continued for a future meeting. The Committee requested that the applicant provide additional information about the project, including security arrangements, track record at other operations, and concentration of similar locations in the area. The Committee also agreed to make efforts to obtain input from LAPD and the Council office on the project.

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

This item was continued for a future meeting.

10. Discussion of planning applications filed in March – April 2007 in DLANC area proposed for “no action” by Committee

- i. 1315 S. Flower Street – Installation of unmanned wireless telecommunications facility on roof of existing commercial building
- ii. 529 W. 6th Street – Adding 3 sprinkler heads and re-locating 11 others at Robeks store
- iii. 415 S. San Julian Street – Categorical environmental exemption for federal funding of a 43-room SRO

Brady Westwater 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 Co-Chair Tangri. Motion passed unanimously.

11. Discussion of urban design guidelines and related implementation issues with City Planning’s Urban Design Studio and Ad Hoc Committee on Urban Design

Emily Gabel and Simon Pastucha of the City Planning department briefly discussed the activities of the Urban Design Studio. One of their main goals is to develop and integrate Urban Design guidelines and Street standards for the Downtown community plan. Although development is vital, implementation and enforcement will be the key to successful Urban Design. The Urban Design Studio seeks to partner with DLANC to form an advisory committee to craft the process for development and implementation of streetscape guidelines as references for future projects and developments. After a brief discussion, Co-Chair Tangri made the following motion:

The Committee recommends that the DLANC Board of Directors write a letter inviting other Downtown-area neighborhood councils, the Central City Association, the Central City East Association, the business improvement districts, and other stakeholders to coordinate with the Urban Design Studio of the Los Angeles City Planning Department to undertake a pilot program to review and test the draft urban design guidelines and street standards for the Downtown area. The goal of this pilot program is to create a set of urban design guidelines and street standards that can be quickly implemented to facilitate the review and approval of new Downtown projects by Planning and the Community Redevelopment Agency.

Motion seconded by Brady Westwater. Motion passed unanimously.

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

This item was continued for a future meeting.

13. Discussion of 220 S. Hope Street Project

This item was continued for a future meeting.

14. Discussion of status of Transfer of Floor Area Rights ordinance

This item was addressed by the full DLANC Board at the April meeting.

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

Co-Chair Tangri briefly updated the Committee on the status of the Planning Director Event. Tangri suggested that this event should also include dialogue on streetscape, parks and other open space, as well as community planning discussions.

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

Co-Chair Tangri briefly updated the Committee on the status of Industrial Zoning Proposal. At the moment, the working group has not been formed yet.

17. Future agenda items

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

18. Public comment

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

19. Board member comment

Brown - discussed the issues stemming from the purchase and development of the Frontier Building and the associated impact to Gallery Row.

Brown - reminder DLANC 5th anniversary event on May 2.

Tangri - distributed the Planning Commission's 14 Point Program on principles for City Planning.

20. Adjournment

At approximately 9:35 p.m. the meeting was adjourned by consensus.