

CITY OF LOS ANGELES

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NEIGHBORHOOD COUNCIL**

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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE

<http://DLANC.com/Planning/>

Committee Board Co-Chair James Doizaki • jdoizaki@yahoo.com

Committee Public Co-Chair Shiraz Tangri • Planning@DLANC.com

When: TUESDAY • January 20, 2009 • 6:30 p.m.

Where: Villa Flores • 1020 S. Flower Street • Los Angeles, CA 90015

MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at 6:45 pm.

Committee members present: Shiraz Tangri, James Doizaki, Tammy Billings, Tanner Blackman, Russell Brown, Scott Bytof, Gunnar Hand, Victor Moller, Mike Pfeiffer, David Poffenberger, Brady Westwater.

2. Public comment

No public comments were made at this time.

3. Presentation by Emily Cohen (GH Palmer) regarding proposed 6-story mixed-use project at 909 W. Temple Street

Co-Chair Tangri recused himself. Presented by Greg Smith of GH Palmer Associates representing the developer. The project consists of 660 market-rate apartment units, a podium for 8,500 sf of ground floor retail, 80,000 sf of open green space, an outdoor pool & spa pavilion, a fitness center, a recreation center for kids, and a business center. Project site is located at the corner of the 110 & 10 freeways, and is currently a night club/bar and parking lot. Applicant is seeking a zone variance averaged across the entire project site. A discussion surrounding the design of the retail space frontage developed, with emphasis on the feasibility to lease the space as designed. The Committee suggested that the developer seek guidance from the City's Urban Design Studio on the design of the retail frontage and activation of the street. This item was continued for a future meeting.

4. Presentation by Tyler Murphy (The Robin Group) regarding revocation action/possible nuisance abatement proceedings at 740 Club at 740 S. Broadway

The Committee was asked to review a potential revocation or nuisance abatement proceeding initiated by the City against the 740 Club at 740 S. Broadway. Tyler Murphy of the Robin Group gave a brief update on this item. The owner of the club has not been issued a written notice from the City for a revocation or abatement proceeding.

After a brief discussion, the Committee will continue to monitor this item and render an opinion once a revocation or abatement proceeding has been initiated and a written report is issued by the City.

5. Update by Brandon Finch (EPG) regarding Belasco Theater nightclub project at 1050 S. Hill Street

Presented by Brandon Finch of EPG Inc., representing the developer. Presenter distributed a detailed security plan with stringent applicant volunteer conditions for the Committee's consideration. Applicant has established parking & valet agreements. The developer has not found an operator, and a promoter is also not yet in place. The developer also pledges to coordinate operations with the neighboring Mayan Theater. No hearing date has been set. This item was continued for a future meeting.

6. Update on Downtown Urban Design Guidelines and street standards

The Downtown Urban Design Guidelines and related street standards have been approved by the City Planning Commission; they will now go to City Council for final approval.

7. Discussion of proposed revisions to PLUC Evaluation Criteria and Guiding Principles

The Committee reviewed the Guiding Principles & Evaluation Criteria documents prepared by Gunnar Hand along with revisions proposed by Co-Chair Tangri. After discussion, Gunnar will prepare a revised document for the Committee's review at the next meeting.

8. Update and presentation regarding PLUC website and related organizational issues

Co-Chair Tangri gave a brief update on the status of the new website. Committee members were encouraged to view the fully functional site and provide any comments or input. All participants were encouraged to subscribe to the site for automatic periodic email updates on all Planning related issues and events.

9. Update regarding Historic Survey Map

A final version of the Historic Building Survey Map was presented to the Los Angeles Conservancy for review. A final version will also be presented to the DLANC Board of Directors at the next Board meeting.

10. Brief update on Bringing Back Broadway and related streetscape design project

Co-Chair Tangri briefly updated the Committee on the status of the Bringing Back Broadway initiative. A Broadway site tour to support the streetscape design project is being coordinated for next month.

11. Brief discussion of recent report: Affordable Housing: Making It Happen

Co-Chair Tangri briefly updated the Committee on the recently issued Affordable Housing: Making It Happen report. A summary of this report, including issues and recommendations were distributed to the Committee for review and comment.

12. Brief discussion of proposed revisions to City cultural heritage ordinance

Brady Westwater briefly updated the Committee on the proposed revisions to the City Cultural Heritage ordinance. The City is considering community outreach meetings to gather input and gauge interest. One issue of concern is protecting cultural monuments from destruction, and increasing the burden to demolish.

13. Brief discussion of proposed revisions to City sign ordinance and related interim control ordinance

Tanner Blackman recused himself. The City Planning Department is currently drafting a new sign ordinance. This item was continued for a future meeting.

14. Approval of minutes from prior meetings on: November 18, 2008 and December 16, 2008

Gunnar Hand moved approval of the minutes from the November and December meetings, Co-Chair Tangri seconded. Motion passed unanimously with absent members deemed abstaining.

15. Future agenda items

Next meeting will be on February 25, 2009.

16. Board member comment

Russell Brown - The Historic Core BID Office (114 W. 5th Street) was offered as a location for future meeting.

17. Adjournment

At 9:40 pm the meeting was adjourned by consensus.