

CITY OF LOS ANGELES

CALIFORNIA



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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 • May 19, 2009 • 6:30 p.m.

Where: The Exchange • 114 W. 5th Street • Los Angeles, CA 90014

MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at 6:47 pm.

Committee members present: Shiraz Tangri, James Doizaki, Tanner Blackman, Russell Brown, Scott Bytof, Gunnar Hand, Mike Pfeiffer, Brady Westwater.

Unexcused: Victor Moller, Mamta Patel, David Poffenberger.

Excused: Tammy Billings, Bernard Chang, General Jeff.

2. Public comment

No public comment.

3. Presentation by Lee Rabun (Clr Enterprises Inc.) regarding proposed CUB renewal and expansion for the Orpheum Theatre at 842 S. Broadway

Presented by Lee Rabun representing the owner, Mr. Steve Needleman, who was present. The applicant seeks a permit for a Type 47 ABC license to allow the on-site sale of a full line of alcohol and to add a restaurant. The theater currently has a type 48 license, which does not allow the sale or consumption of alcohol outside of the venue's bar and lounge area. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the bar and restaurant project at 842 S. Broadway subject to conditions from LAPD and Council District 14, seconded by Gunnar Hand. Motion passed unanimously.

4. Presentation by Ira Handelman (Handelman Consulting, Inc.) regarding proposed CUB/CUX license(s) for basement bar/lounge, ground floor restaurant, and rooftop bar/lounge at 448 S. Hill Street

Presented by Ira Handelman representing the owner. The applicant is requesting a continuation of their previously utilized CUB permit for the sale of a full line of alcohol and a CUX for patron dancing in the restaurant. The proposal includes a Type 48 ABC license for the basement bar/lounge, a Type 47 for the ground floor restaurant, and a Type 48 for the rooftop bar/lounge. The applicant has discussed their request with the LAPD and Council District 14. Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the bar and restaurant project at 448 S. Hill Street subject to conditions from LAPD and Council District 14, seconded by Gunnar Hand. Motion passed unanimously.

5. Presentation by Ray Djahorr (owner) regarding proposed CUB for a restaurant at 412 S. Main Street

Presented by Ray Djahorr, the owner. The applicant is requesting a CUB for the sale of a full line of alcohol at a restaurant. The proposal includes a Type 47 ABC license. The 890 square foot structure has been completely remodeled to meet current standards and will serve breakfast, lunch, and dinner. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project at 412 S. Main Street subject to conditions from LAPD and Council District 9, seconded by Gunnar Hand. Motion passed unanimously.

6. Presentation by Albert Shahmoradian (owner) regarding proposed CUB for a restaurant at 888 W. Wilshire Boulevard

Presented by Albert Shahmoradian, the owner. The applicant is requesting a CUB for the sale of a full line of alcohol at a proposed 160 seat restaurant and bar. The building was vacated in November 2008 and is planned as a modern, high-end Italian restaurant with a bar in the basement. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the bar and restaurant project at 888 W. Wilshire Boulevard subject to conditions from LAPD and Council District 9, seconded by Gunnar Hand. Motion passed unanimously.

7. Presentation by Nathan Freeman (Figueroa Media Group) regarding proposed CUB/CUZ for the off-site sale of beer and wine at 1690 S. Alameda Street

Presented by Nathan Freeman representing the owner. The applicant is requesting a renewal of their permit for the off-site sale of beer and wine from a Mobil Gas Station. This will be the third renewal of this grant. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the permit at 1690 S. Alameda Street subject to conditions from LAPD and Council District 14, seconded by Gunnar Hand. Motion passed unanimously.

8. Presentation by Keith Coleman (Figueroa Media Group) regarding proposed CUB for the off-site sale of beer and wine at 504 W. Olympic Boulevard

Presented by Keith Coleman representing the owner. The applicant is requesting a permit for the off-site sale of beer and wine from the Shell gas station. A hearing was held with the City's Zoning Administrator on May 7th, 2009, who left the file open in order to receive comments from DLANC and other community stakeholders. Owner voluntarily changed hours of operation for this permit from 10:00 am to 10:00 pm. Council office asked to limit delivery and trash pick-up times in order to reduce noise nuisance. South Park Business Watch approved the proposed hours of operation. There was no discussion of a potential panhandling nuisance during the Zoning Administrator hearing. Project's security plan calls for additional security staff during evening sales hours. Shiraz Tangri moved that the Committee recommends that the DLANC Board write a letter of support for the permit at 504 W. Olympic Boulevard subject to conditions from LAPD and Council District 9, including conditions on the limitations of service delivery and trash hauling, seconded by Brady Westwater. Motion passed unanimously.

9. Presentation by Avraham Farzan (LA Waster Collection) regarding proposed zone variance for the establishment of a recycling center at 2181 E. 10th Street

Presented by Avraham Farzan, the owner. The applicant is requesting a zone variance to allow the use of a recycling center in the PF-1XL zone. The applicant has been operating the property without a permit since October 2008. The proposal is a bulk, contract only recycling buyback center and does not allow walk-in customers. Adjacent property owners expressed concern about reduced property values and the potential for such a use to attract transients and other criminal activity. This item was continued for a future meeting.

10. Discussion of DLANC-area projects proposed for no position

- a. 707 Wilshire Boulevard – 2nd Plan Approval for cellular tower.
- b. Re-designation of 14th Street between Hooper Avenue and Central Avenue from a Secondary Highway to a local street, and proposed street vacation.
- c. 735 S. Figueroa Street – Street vacation of existing Orsini residential development.

Co-Chair Tangri moved that on behalf of the DLANC Board, the Committee hereby votes to take No Position with respect to the applications filed with the LA City Planning Department listed above; seconded by Brady Westwater. Motion passed unanimously.

11. Discussion of proposed amendments to the Cultural Heritage Ordinance by a working group of property owners from the Central City Association (CCA)

Co-Chair Tangri has been asked by the Central City Association to draft several proposed amendments to the City's Cultural Heritage Ordinance. Business owners have concerns about the potential economic burdens of said ordinance. After a brief discussion, the Committee agreed to hold a special meeting on June 3rd, 2009 at 6:30 pm at 114 W. 5th Street to discuss the proposed amendments.

12. Discussion of the City's proposed Sign Ordinance

Co-Chair Tangri updated the Committee that a City Council hearing date for the Sign Ordinance had been set for May 23, 2009. No action was taken.

13. Discussion of City Council action regarding the Convention Center signage

Co-Chair Tangri discussed the action by the Studio City Neighborhood Council to oppose electronic signage at LA Live. The Studio City NC feared a precedent was being set in the City regarding these special electronic sign districts that would potentially affect their community if and when Universal City applied for a similar signage request. No action was taken.

14. Discussion of DLANC and PLUC websites and other organization issues

Co-Chair Tangri updated the Committee on the PLUC website and the potential to bring all other DLANC Committees into the PLUC website format. No action was taken.

Co-Chair Tangri proposed that the Committee become an Allied Community Sponsor of the 2009 American Institute of Architects convention, Mobius LA/Dwell on Design 2009, to be held at the Los Angeles Convention Center in downtown. The sponsorship is free to PLUC and DLANC. Tanner Blackman moved that the Committee approves the partnership and becomes a sponsor of the event, seconded by Gunnar Hand. Motion passed unanimously.

15. Discussion of the next Bringing Back Broadway community meeting

Council District 14 will host a public meeting regarding the design alternatives for the Broadway Streetscape Master Plan and the draft Broadway Entertainment Community Design Overlay on May 27, 2009 at 818 S. Broadway in the Wurlitzer Building. No action was taken.

16. Approval of minutes from prior meetings on: February 25, 2009, March 17, 2009, and April 21, 2009

The February meeting minutes were continued to a future meeting. The March and April meeting minutes were decoupled and voted on separately. Russ Brown moved that the March meeting minutes be approved, seconded by Shiraz Tangri. The March minutes were approved by the majority, Tanner Blackman abstained. Russ Brown moved that the April meeting minutes be approved, seconded by Shiraz Tangri. The April minutes were approved by the majority, Gunnar Hand abstained.

17. Future agenda items

No future agenda items were proposed at this time.

18. Board member comment

No Board member comments were made at this time.

19. Adjournment

At 9:05 the meeting was adjourned by consensus.