

# CITY OF LOS ANGELES

CALIFORNIA



## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

### DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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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](mailto:jdoizaki@yahoo.com)

Committee Public Co-Chair Shiraz Tangri • [Planning@DLANC.com](mailto:Planning@DLANC.com)

**When: TUESDAY • July 22, 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 6:49 pm.

**Committee members present:** Shiraz Tangri, Russell Brown, Gunnar Hand, Brady Westwater, General Jeff, Tammy Billings, Mike Pfeiffer and Tanner Blackman.

**Unexcused Absence:** Mamta Patel,

**Excused Absence:** Scott Bytof, Bernard Chang and James Doizaki.

Co-Chair Tangri noted that Victor Moller and David Poffenberger have resigned from the Committee due to other commitments. Two public member seats are currently open.

2. Public comment

No Public Comment.

3. Presentation by Ayahlushim Hammand (Thomas Properties) regarding proposed redevelopment of the Wilshire Grand Hotel site on Figueroa Street between Wilshire Boulevard and 7th Street

Mike Pfeiffer recused himself from this item. A \$1 billion transit-oriented development (TOD), mixed-use project on a 2.7 acre parcel. The project will include 560 hotel rooms, 100 residential units, 1.5 million square feet of office, 275,000 square feet of retail, and a helistop in one 65-story (office) and one 40-story (residential/hotel) high-rise on a 6-story (retail/hotel) podium with 8 levels of underground parking and a public plaza. The project is designed by AC Martin Partners with Rios Clemente Hale Studios as the lead landscape architect. The project seeks a LEED Silver rating and will deconstruct and recycle the existing Wilshire Grand Hotel complex. Project proponents are seeking a break in the City's hotel tax in order to close the financing gap. The development would be the first commercial high-rise constructed in downtown Los Angeles in approximately 20 years. After a brief discussion, Tammy Billings moved that the Committee write a letter of support for the project, and instructed the proponents to come back to the Committee when they file for entitlements with the City; seconded by Shiraz Tangri. Motion passed unanimously.

4. Presentation by Hilary Norton (FAST LA) regarding implementation of the FAST LA program and projects

FAST LA, Fixing Angelenos Stuck in Traffic, is a concept of Jim Thomas of Thomas Properties. FAST LA worked with the RAND Corporation to develop study of the region that puts forth a list of short-term implementation projects to reduce congestion in Los Angeles. Proposed projects include Transportation Demand Management (TDM), signal synchronization, parking cash-out rebate, and bicycle infrastructure projects. After a brief discussion, Mike Pheiffer moved that the Committee write a letter of support to join the FAST LA Coalition; seconded by Gunnar Hand. Motion passed unanimously.

5. Presentation by Elizabeth Peterson (EPG Inc.) regarding proposed CUB application for bar/lounge project at 626 S. Spring Street (ZA-2008-3405-CUB-CUX)

The project consists of a 1,572 square feet bar/lounge with 52 seats. The project seeks a type 48 liquor license. The bar, to be called "The Falls", will have no dancing and no live bands, but it will occasionally will host DJs. After a brief discussion, Tanner Blackman moved that the Committee write a letter of support for the project subject to conditions from the LAPD and Council District 9; seconded by Mike Pheiffer. Motion passed unanimously.

6. Presentation by Elizabeth Peterson (EPG Inc.) regarding proposed renewal of the CUB application for the Edison bar/lounge project at 108 W. 2nd Street (ZA-2008-3405-CUB-CUX)

The applicant appealed the approval seeking a 7 year renewal with a 3-year review and a revised security plan. Initial approval was for a 3-year renewal with a 1-year review. Public Comment on the project focused on reducing noise impacts from the bar/lounge, including replacing the ground floor windows, limiting the outdoor patio to standing room only with no music, and moving the Valet parking off of the alleyway. Applicant has secured a sound engineer to retrofit the bar/lounge in order to reduce noise impacts. Residents of the building attending the meeting were more concerned about attaining a one-year review of the project to ensure that all of the soundproofing was completed appropriately. After a brief discussion, Shiraz Tangri moved that the Committee write a letter of support when the applicants come to an agreement with the residents regarding the renewal term, review period and sound mitigation; seconded by Brady Westwater. Motion passed unanimously.

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

a. 1000 E. 7th Street - Categorical Exemption for Ford Hotel

Removed from No Position.

b. 816 S. Stanford - Lot line adjustment

Shiraz Tangri moved that on behalf of the DLANC Board, the Committee hereby votes to take No Position with the proposed lot line adjustment; seconded by Gunnar Hand. Motion passed unanimously.

8. Update on Proposed Revision to City's Joint Live-Work Ordinance (CPC-2009-1771-CA)

Proposed revision will correct language in the existing ordinance that contrasts with the Federal government's definition of live-work. This revision will allow eligible residents to meet certain Federal loan requirements. After a brief discussion, Shiraz Tangri moved to write a letter of support that generally supports the ordinance revision; seconded by Gunnar Hand. Motion passed unanimously.

9. Update on City Planning Commission hearing for proposed amendments to the Cultural Heritage Ordinance

No action was taken.

10. Presentation by Martha Saucedo (AEG) regarding City's Convention Center Electronic Signage Ordinance

Tanner Black man and Tammy Billings recused themselves from this item. Mike Pfeiffer went on record to state that he has no financial interest in this ordinance and that the South Park Stakeholders group supports the ordinance. LA Convention Center Electronic Signage district is bounded by Venice Boulevard, I-110 Freeway, Figueroa Street and 11th Street/Chick Hearn Court. Original sign package was approved by the City Council in September 2008. Modification to the existing proposal will remove 4 LED signs facing the freeway plus currently unbuilt signs (approximately 30 signs). City receives \$2 million plus a portion of the advertising revenue from all the signs annually. After a brief discussion, Shiraz Tangri moved that the Committee write a letter of support for the revisions to the sign ordinance; seconded by General Jeff. Motion passed unanimously.

11. Update on Brining Back Broadway and related streetscape design project

A community charette and meeting will be held on Wednesday, July 29, 2009 regarding the Broadway streetcar alignment and design. The meeting will be held in the Bradbury building from 4:00 pm - 7:00pm. No action taken.

12. Update regarding City's Board of Public Works Community Beautification Grant Program.

There will be grant writing training seminars in August 2009, location to be determined. The deadline for the grant proposals is in October 2009. No action taken.

13. Approval of minutes from prior meetings: June 3, 2008 and June 21, 2009

Shiraz Tangri made minor changes to the June 21, 2009 meeting minutes. Victor Moller and David Poffenberger were noted as resigned from the PLUC Committee. Gunnar Hand moved that the Committee approve the meeting minutes with the edits from Shiraz Tangri; seconded by Shiraz Tangri. Motion passed unanimously.

14. Future agenda items

No future agenda items were proposed at this time.

15. Board member comment

The Committee will identify two replacements for the seats vacated by Victor Moller and David Poffenberger.

16. Adjournment

At 9:42 pm the meeting was adjourned by consensus.