



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** July 21, 2020

**Meeting Time:** 6:30pm

**Meeting Location:** Virtual Meeting

**Contact:** [Beverly.christiansen@dlanc.com](mailto:Beverly.christiansen@dlanc.com) and/or [ryan.afari@dlanc.com](mailto:ryan.afari@dlanc.com) for more information

*Note: This is a joint meeting of DLANC PLUC and DLANC Board*

## VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Downtown LA Neighborhood Council meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council Planning and Land Use Committee must dial (US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799) and enter Meeting # 933 3986 7646. Note for higher quality, dial a number based on your current location.

Then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

If you would like to view the meeting you can use this link: <https://zoom.us/j/93339867646>

We appreciate all who participate but ask for a bit of patience while we work through this new format.

Please note that we are asking presenters to limit their presentations to 15 minutes for a development project and 10 minutes for CUB or other items.

### 1) Call to Order / Roll Call

Beverly Christiansen – Chair	
Ryan Afari – Co-Chair	
Patti Berman	
Wendell Blasingame	
Michael Delijani	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	
Tanner Blackman	
Noam Rosenthal	

### 2) Committee Member Introductions

- 3) Approve Minutes from 6/16/2020
- 4) Report on 07/14/2020 DLANC Board Meeting concerning items presented by PLUC.
- 5) Declarations of Ex Parte communications
- 6) General Public Comment - The public is requested dial \*9, when prompted by the presiding officer, to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comments are limited to two minutes per speaker with a total time of ten minutes. (The chair, depending on number of speakers and time considerations, may change these parameters.)
- 7) Committee Member Comments – Committee members are asked to keep their comments brief and relevant to the topic or project being discussed. Committee member comments will be limited to two minutes and all committee members will be given the opportunity to make a comment before additional comments are provided by committee members.

8) New Business

- a) **Presentation by:** Gene Ong (AEG), Michael Katsibas, (Architect),  
David Goldberg and Matt Dzurec (Land Use)  
**Case Number:** ZA-2020-2757-MCUP-TDR-RDPA-RDP-SPR-WDI  
**Project Location:** 1099 S Grand  
Grand Hotel

**Project Description:** Construction of a 13-story, 178 feet in height building comprised of 160 hotel guest rooms and an ancillary ground floor restaurant with a total of 110,674 square feet of floor area.

**Project Request:** Transfer of Floor Area Rights (TFAR) for 28,074 square feet of floor area. Site Plan Review. Redevelopment Plan Project Compliance Review for the City Center Redevelopment Plan. Redevelopment Plan Project Adjustment under Section 520 of the City Center Redevelopment Plan for a TFAR under 50,000 square feet. Waiver of Dedication and Improvement along 11th Street. Master Conditional Use Permit (MCUB) for the onsite sale and consumption of a full line of alcoholic beverages within the hotel and restaurant.

**Recommended action:** To be determined.

- b) **Presentation by:** Krista Garritano  
**Case Number:** ZA-2020-3687-CUB  
**Project Location:** 1009 S Hill  
Vuuka Lounge

**Project Description:** A conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 951 square foot bar with entertainment, 17 interior seats and hours of operation from 8:00am to 2:00am daily.

**Project Request:** Pursuant to LAMC Section 12.24 W.1, a conditional use permit to allow the sale and dispensing for a full line of alcoholic beverages for on-site consumption in conjunction with a 951 square foot bar with 17 interior seats and hours of operation from 8:00am to 2:00am daily in the [Q] R5-4D-O Zone.

Pursuant to LAMC 12.24 W.18, a conditional use permit to allow live entertainment (DJ, live bands, dancing, stand-up comedy and karaoke) in conjunction with a 951 square foot bar with 17 interior seats and hours of operation from 8:00am to 2:00am daily in the [Q] R5-4D-O Zone.

**Recommended action:** To be determined.

- c) **Presentation by:** Jim Ries  
**Case Number:** ZA-2019-7504-MCUP  
**Project Location:** 1027 W. Wilshire Blvd

**Project Description:** Master CUP to permit the on and off-site sales and consumption of alcoholic beverages in two ground floor restaurants and one rooftop terrace residential amenity. Off-site consumption will be limited to one of the ground floor restaurants, the café.

**Project Request:** Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Master Conditional Use Permit Beverage (“Master CUB”) to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with the development of a mixed-use project. The Applicant is requesting the ability to sell alcohol within a café and restaurant located on the ground floor and within one private rooftop tenant amenity space. The off-site consumption of alcoholic beverages will be limited to the ground floor café.

**Recommended action:** To be determined.

- d) **Presentation by:** Steve Rawlings  
**Case Number:** ZA- 2020-3212-PAB  
**Project Location:** 1200 S. Figueroa St., Suite 150  
Mastro’s Ocean Club

**Project Description:** CUP to allow the on-site consumption of a full line of alcohol in a new 13,279 SF restaurant with 405 seats (373 inside/32 patio), live entertainment with hours from 11am to 2am Monday - Thursday, and 9:30am to 2am Sundays in the LASED.

**Project Request:** Letter of support from the Downtown LA Neighborhood Council for a CUP to allow the on-site consumption of a full line of alcohol in a new 13,279 SF restaurant with 405 seats (373 inside/32 patio), live entertainment with hours from 11am to 2am Monday - Thursday, and 9:30am to 2am Sundays in the LASED.

**Recommended action:** To be determined.

- e) **Presentation by:** Steve Rawlings  
**Case Number:** ZA- 2020-3071-CUB  
**Project Location:** 700 W. 5<sup>th</sup> Street  
OUE Club

**Project Description:** CUP to allow the on-site consumption of a full line of alcohol in a 5,687 SF restaurant with 236 seats (74 inside/162 patio), with hours from 6am to 2am daily in the C2-4D Zone.

**Project Request :** Letter of support from the Downtown LA Neighborhood Council for a CUP to allow the on-site consumption of a full line of alcohol in a new 5,687 SF restaurant with 236 seats (74 inside/162 patio), with hours from 6am to 2am daily in the C2-4D Zone.

**Recommended action:** To be determined.

- f) **Presentation by:** Andres Rigal, Green Qween  
**Case Number:** LA-C-20-310916-APP  
**Project Location:** 1051 S Broadway  
Green Qween

**Project Description:** Sale of medical & recreational cannabis from a retail storefront. Application is a social equity qualified business and project location satisfies zoning & sensitive use requirements.

**Project Request:** A finding of public convenience or necessity to allow the further processing of a Type 10 cannabis retail license by the City of Los Angeles and State of California

**Recommended action:** To be determined.

- 9) General Public Comment The public is requested dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comments are limited to two minutes per speaker with a total time of ten minutes. (The chair, depending on number of speakers and time considerations, may change these parameters.)
- 10) Committee Member Comments and Announcements  
11) Proposed delivery dates – Motions, Letters and Minutes 08/05/20  
12) Next Meeting(s) 08/18/2020 & 09/15/20  
13) Adjourn

**THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.dlanc.com](http://www.dlanc.com). In addition, if you would like a copy of any record related to an item on the agenda, please contact the secretary, [claudia.oliveira@dlanc.com](mailto:claudia.oliveira@dlanc.com)

**PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows:

- Palace Theatre, 630 S. Broadway
- Our website: [www.dlanc.com](http://www.dlanc.com)
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

**RECONSIDERATION AND GRIEVANCE PROCESS** - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.dlanc.com](http://www.dlanc.com).