



# PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** June 16, 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 at 6:41pm/ Roll Call

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	No
Michael Delijani	No/Yes*
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	No
Audrey von Ahrens	Yes
Tanner Blackman	Yes
Noam Rosenthal	No

\* Michael Delijani arrives at 7:17pm.

### 2) Committee Member Introductions

3) Approve Minutes from 2/18/2020

**Presented by:** Patti Berman

**Seconded by:** Tanner Blackman

**APPROVED BY AFFIRMATION**

4) Report on 05/12/2020 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:** Rahul (Owner) & Kevin Hufford (Representative)

**Case Number:** ZA-2020-1556-CUB

**Project Location:** 1120 S Grand

South Park Pharmacy

**Project Description:** A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed 4,061 sq. ft. pharmacy/café including 3,418 sq. ft. marketplace/pharmacy, a 643 sq. ft. café with 10 indoor seats, and an uncovered 440 sq. ft. outdoor patio with 10 seats in the [Q]R5-4D-O zone.

**Project Request:** Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W,1: a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed 4,061 sq. ft. pharmacy/café including a 3,418 sq. ft. marketplace/pharmacy, a 643 sq. ft. café with 10 indoor seats, and an uncovered 440 sq. ft. outdoor patio with 10 seats in the [Q]R5-4D-O zone.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request in Planning Case No. ZA-2020-1556-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; c) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** John Schwartz

**Seconded by:** Patti Berman

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

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- b) **Presentation by:** Brett Engstrom  
**Case Number:** ZA 2020-2687 MPA  
**Project Location:** 868 S Olive  
Cognoscenti Coffee

**Project Description:** Sale of beer & wine for on-site consumption and ancillary off-site consumption at an existing cafe.

**Project Request:** Master Plan Approval (under master case ZA 2013-1013 MCUP ZV SPR) to allow sale of beer & wine for on-site consumption and ancillary off-site consumption at an existing cafe.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request in Planning Case No. ZA 2020-2687 MPA. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Audrey von Ahrens

**Seconded by:** Ryan Affari

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Absent
Michael Delijani	Yes
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Absent

Audrey von Ahrens	Yes
Tanner Blackman	Yes
Noam Rosenthal	Absent

Vote Count: Yes: 8, No: 0, Abstention: 0;

Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- c) **Presentation by:** Rick Vogel  
**Case Number:** CPC-2020-1931-SN, ENV-2020-1935-EIR  
**Project Location:** 100 S Grand  
The Grand – Sign District  
REVISED MOTION REQUEST

**Project Description:** The Grand Avenue Project is a multi-phase, mixed-use development project that includes: (1) development of five parcels, referred to as Parcels Q, W-1, W-2, L and M-2; (2) the now completed 16-acre Grand Park that connects Los Angeles’ City Hall to Grand Avenue; and (3) streetscape improvements along Grand Avenue between Fifth Street and Cesar E. Chavez Avenue. The Project Entitlement Request, as described below, applies only to Parcel Q, which is an approximate 1.6 million square foot mixed-use development including approximately 176,000 square feet of leasable retail area, 436 residential units, 89 of which are affordable rate units (85% below 50 AMI and 15% below 40% AMI), and 309 hotel rooms.

**Project Request:** We request that DLANC approve a resolution to support the proposed establishment of a Supplemental Sign District, consistent with the Project’s Sign Plan, pursuant to the City Council’s November 26, 2019 motion initiating a legislative action, as authorized by Los Angeles Municipal Code Sections 12.32.C.2 and 13.11.

**Revised Motion:** (requested revisions in red)

The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. CPC-2020-1931-SN, ENV-2020-1935-EIR. Support is conditioned on the following: (a) digital displays for off-site commercial advertising on the building’s **public** street-facing elevations are limited to two signs on the northeast corner of the building facing 1st and Olive streets, depicted as “LA Phil” signs in image 14 of the presentation submitted to the PLUC committee; (b) any additional signage **denoted as “cultural venue signage”** on the **public** street-facing elevations to be limited to ~~non-commercial~~, non-profit **organizations’** signage. These requested restrictions only apply to the building exterior, **public** street-facing elevations and do not apply to the following: digital wayfinding signage or kiosks within the building or on **the building’s non-public** street facing elevations, and off-site signage.”

**Recommended action:** The Planning and Land Use Committee recommends that DLANC approve the recommended revisions, as follows: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. CPC-2020-1931-SN, ENV-2020-1935-EIR. Support is conditioned on the following: (a) digital displays for off-site commercial advertising on the building’s **public** street-facing elevations are limited to two signs on the northeast corner of the building facing 1st and Olive streets, depicted as “LA Phil” signs in image 14 of the presentation submitted to the PLUC

committee; (b) any additional signage denoted as “cultural venue signage” on the public street-facing elevations to be limited to non-profit organizations’ signage. These requested restrictions only apply to the building exterior, public street-facing elevations and do not apply to the following: digital wayfinding signage or kiosks within the building or on the building’s non-public street facing elevations, and off-site signage.”

**Presented by:** Ryan Afari

**Seconded by:** Tanner Blackman

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

\*Employer is construction company for the project.

\*\*Employer is the architect for the project.

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 2

**OUTCOME:** Motion Passes

- d) **Presentation by:** Margaret Taylor, Apex LA  
**Case Number:** ZA-2020-1966-CUB  
**Project Location:** 330 S HOPE #223  
 Shake Shack

**Project Description:** Beer and wine sales in conjunction with the operation of a new full service 1,070 sq. ft. restaurant with 14 seats and a 1,176 sq. ft. outdoor patio with 52 seats for a total of 2,246 square-feet and 66 seats.

**Project Request:** A new Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a new 1,070 sq. ft. restaurant with 14 seats and a 1,176 sq. ft. outdoor patio with 52 seats for a total of 2,246 square-feet and 66 seats. Proposed hours of operation are from 6:00 a.m. to 2:00 a.m. daily in the C2-4D zone.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-1966-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Audrey von Ahrens

**Seconded by:** John Swartz

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

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- e) **Presentation by:** Margaret Taylor, Apex LA  
**Case Number:** ZA-2020-1964-CUB  
**Project Location:** 330 S HOPE #217  
 Strings of Life

**Project Description:** Alcohol sales in in conjunction with the operation of a new full service restaurant with 1,850 square feet and 37 seats indoor and a 1,100 sq. ft., 103-seat outdoor patio for a total of 2,950 square-feet and 140 seats

**Project Request:** A new Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant with 1,850 square feet and 37 seats indoor and a 1,100 sq. ft., 103-seat outdoor patio for a total of 2,950 square-feet and 140 seats. Proposed hours of operation are from 6:00 a.m. to 2:00 a.m. daily in the C2-4D zone.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-1964-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Ryan Afari

**Seconded by:** Tanner Blackman

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

Noam Rosenthal	Absent
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Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- f) **Presentation by:** Margaret Taylor, Apex LA  
**Case Number:** ZA-2020-1962-CUB  
**Project Location:** 330 S HOPE #312  
The Peak at Halo

**Project Description:** Alcohol sales in in conjunction with the operation of a private membership club for tenants only of the Brookfield property development at the Wells Fargo Center. The private membership club includes a commercial kitchen, dining room, lounge, breakroom, and an exercise room totaling 8,180 square feet and 194 seats.

**Project Request:** A new Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a private membership club for tenants only of the Brookfield property development at the Wells Fargo Center. The private membership club includes a commercial kitchen, dining room, lounge, breakroom, and an exercise room totaling 8,180 square feet and 194 seats. Proposed hours of operation are from 6:00 a.m. to 2:00 a.m. daily in the C2-4D zone.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-1962-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Ryan Afari

**Seconded by:** Tanner Blackman

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

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- 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 07/02/20
- 12) Next Meeting(s) 07/21/2020 & 08/18/2020
- 13) Adjourn at 8:11pm

**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).