



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: July 21, 2020

Meeting Time: 6:30pm

Meeting Location: Virtual Meeting

Contact: Beverly.christiansen@dlanc.com and/or 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 6:38pm / Roll Call

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

2) Committee Member Introductions

3) Approve Minutes from 6/16/2020

Presented by: Patti Berman

Seconded by: Simon Ha

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

Vote Count: Yes: 6, No: 0, Abstention: 3; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-2757-MCUP-TDR-RDPA-RDP-SPR-WDI. Support is conditioned on the following: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) Owner/Operator will come back and present to PLUC should owner/operator change; (e) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking; (f) 11th Street Dedication Variance request does not conflict with the build-out of the LA Streetcar project and associated streetscape reconfigurations.

Presented by: Patti Berman

Seconded by: Ryan Afari

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

*Employer contracted by developer as historic consultant for the project.

Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 2, Recused: 1

OUTCOME: Motion Passes

- 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: Postponed until applicant is ready to come with more detail.

- 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2019-7504-MCUP. 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: Noem Rosenthal

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

Vote Count: Yes: 7, No: 0, Abstention: 2; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA- 2020-3212-PAB. 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: Wendell Blasingame

Seconded by: Ryan Afari

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

Vote Count: Yes: 10, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- e) **Presentation by:** Steve Rawlings
- Case Number:** ZA- 2020-3071-CUB
- Project Location:** 700 W. 5th 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA- 2020-3071-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: John Swartz

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Yes
Patti Berman	Yes
Wendell Blasingame	Yes
Michael Delijani	Absent

John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Absent
Noam Rosenthal	Yes

Vote Count: Yes: 10, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in conceptual approval (PCN) for Planning Case No. LA-C-20-310916-APP. 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; (d) applicant comes back and presents final layout, floorplans and business plans for dispensary (e) if there is an increase in intensity of use.

Presented by: Ryan Afari

Seconded by: Patti Berman

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

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 08/05/20
- 12) Next Meeting(s) 08/18/2020 & 09/15/20
- 13) Adjourn at 9:14pm

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

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. 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

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

- Palace Theatre, 630 S. Broadway
- Our website: 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.