



# PLANNING AND LAND USE COMMITTEE MINUTES

*This is a Special Meeting*

**Meeting Date:** August 18, 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.

Call to Order / Roll Call at 6:35pm

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

\*Ryan Afari leaves at 8:24pm.

- 1) Committee Member Introductions
- 2) Approve Minutes from 7/21/2020

**Presented by:** Patti Berman

**Seconded by:** John Schwartz

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

Vote Count: Yes: 7, No: 0, Abstention: 1; Absent: 3, Recused: 0

**OUTCOME:** Motion Passes

- 3) Report on 08/11/2020 DLANC Board Meeting concerning items presented by PLUC.
- 4) Declarations of Ex Parte communications
- 5) 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.)
- 6) 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.
- 7) New Business
  - a) **Presentation by:** Clare Kelley  
City of Los Angeles Planning Department  
Downtown Community Plan – Update
  - b) **Presentation by:** Kara Tobin  
**Case Number:** CPC-2018-2600-CUB-ZV-TDR-DD-SPR  
VTT-82109  
**Project Location:** 1105 – 123 S. Olive Street  
SP Properties

**Project Description:** Construction of a 51-story mixed-use development with 536 residential condominium units and approximately 4,178 square feet of ground floor commercial floor area.

**Project Request:** Vesting Tentative Tract Map No. 82109 for the creation of a 20-lot subdivision for merger and re-subdivision consisting of 536 residential units and 4,178 square feet of commercial

floor area (10 commercial condominium units) with a request for haul route approval, a request to vacate the abutting alley northwesterly of the Project Site, and a request to waive the Advisory Agency Condominium Parking Policy (AA-2000-1) Parking Requirements (Sec. 17.01 et seq.). Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) for the approximate amount of 274,795 square feet to the Project Site (Receiver Site) permitting a maximum 9.13:1 FAR in lieu of the maximum permitted 6:1 FAR. The proposed development provides a total 491,515 square feet of floor area (Section 14.5.7). Site Plan Review, including a request for Downtown Design Guidelines conformance determination (Sec. 16.05). Director’s Decision to provide 54,196 square feet of on-site open space in lieu of the required 58,275 square feet of on-site open space (7% reduction) and to provide 115 on-site trees in lieu of the required 134 on-site trees (one tree per four dwelling units) (Section 12.21 G). Variance for reduced parking stall size to a minimum 8’-6” x 16’ deep in lieu of the required 9’-4” wide x 18’ deep, and reduced drive aisle widths of a minimum 25’-1” in lieu of the required 27’-4” width (12.21 A.5). Conditional Use Permit for two off-site and two on-site sales and consumption of alcoholic beverages at four establishments (12.24 W.1).

**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. CPC-2018-2600-CUB-ZV-TDR-DD-SPR VTT-82109. 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) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

**Presented by:** Ryan Afari

**Seconded by:** Audrey von Ahrens

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

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

**OUTCOME:** Motion Passes

- c) **Presentation by:** Debbie Chen
- Case Number:** CPC-2020-87-GPAJ-ZCJ-SPR-VHCA-PHP
- Project Location:** 414 Crocker Street  
Crocker/Umeya Apartments

**Project Description:** This is a 175 unit, 100% affordable housing project, with half of all units set aside as permanent supportive housing and the balance affordable at 50% AMI.

**Project Request:** General Plan Amendment; Measure JJJ Vesting Zone Change; Height District Change, with Open Space Reduction Incentives; Site Plan Review; Vesting Tentative Tract Map; Redevelopment Plan Consistency

**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. CPC-2020-87-GPAJ-ZCJ-SPR-VHCA-PHP. 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) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance; (e) ensure after hours on-site security for park is maintained; (f) Services provided on-site under permanent supportive housing are reserved for residents of the Project.

**Presented by:** Ryan Afari

**Seconded by:** Lauren Mishkind

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

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

**OUTCOME:** Motion Passes

- d) **Presentation by:** Lee Rabun
- Case Number:** ZA 2018-5359-CUB
- Project Location:** 119 E 6<sup>th</sup> Street  
JJ Cups

**Project Description:** To add the on-site sales of alcoholic beverages to an existing 1280 sq ft restaurant, with hours of operation from 7am to 2am daily, providing 30 interior seats. No entertainment or dancing requested.

**Project Request:** Pursuant to LAMC sec. 12.24 W.1, a Conditional Use Permit to allow the on-site sales of a full-line of alcoholic beverages at a 1280 sq ft restaurant operating from 7am to 2am daily, in the C2-2D 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 2018-5359-CUB. Support is conditioned on the following: (a) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (b) Owner/Operator will come back and present to PLUC should owner/operator change.

**Presented by:** Tanner Blackman  
**Seconded by:** Audrey von Ahrens

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

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0  
**OUTCOME:** Motion Passes

- e) **Presentation by:** Bill Bryan (owner) and Brian Wickersham (architect).
- Case Number:** ZA-2020-0830-CUB-CUX
- Project Location:** 1036 S Grand

**Project Description:** Tenant Improvement to an existing commercial building for a proposed 7,150 SF cafe and entertainment venue with 220 seats and various live entertainment, with hours of operation from 7am - 2am daily

**Project Request:** 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 proposed cafe and entertainment venue totaling 7,150 SF with 204 seats, an additional 16 outdoor seats, and various live entertainment including a 550 SF stage located 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-2020-0830-CUB-CUX. 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:** Patti Berman  
**Seconded by:** Audrey von Ahrens

Beverly Christiansen – Chair	Yes
Ryan Afari – Co-Chair	Absent
Patti Berman	Yes

Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Tanner Blackman	Yes
Noam Rosenthal	Yes

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0

**OUTCOME:** Motion Passes

- 8) 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.)
- 9) Committee Member Comments and Announcements
- 10) Proposed delivery dates – Motions, Letters and Minutes 08/28/20
- 11) Next Meeting(s) 09/15/20 & 10/20/2020
- 12) Adjourn at 8:41 pm

**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).