



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: October 20, 2020

Meeting Time: 6:30pm

Meeting Location: Virtual Meeting

Contact: Ryan.afari@dlanc.com for more information

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 6:33pm/ Roll Call

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

*Michael Delijani arrives at 6:40pm.

**Tanner Blackman arrives at 6:37pm.

***Lauren Mishkind arrives at 6:50pm

2) Committee Member Introductions

3) Approve Minutes from 9/15/2020

Presented by: Beverly Christiansen

Seconded by: Patti Berman

APPROVED BY AFFIRMATION

4) Report on 10/13/2020 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:** Carmen Noyola and Jim Ries
Case Number: ZA-2020-5484-MPA; ENV-2020-5487-CE
Project Location: 1120 W 6th Street, Suite 103
 Grocery Outlet
Project Description: Plan Approval for a full line of alcoholic beverages for off-site sales within an existing grocery store (“Grocery Outlet”) that gained approval to sell beer and wine via ZA 2017-3553 MPA; and gained approval for a full line of alcoholic beverages via condition # 8 in ZA 2017-582 MCUP.

Project Request: To modify an existing off-site sales of beer and wine, approved in ZA-2017-3453-MPA, to allow the off-site sales of a full line of alcoholic beverages.

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-2020-5484-MPA; ENV-2020-5487-CE. 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.

Presented by: Tanner Blackman

Seconded by: Simon Ha

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

Vote Count: Yes: 10, No: 0, Abstention: 0; Absent: 1, Recused: 0

OUTCOME: Motion Passes

b) **Presentation by:** Chrstine Rivera / Elizabeth Peterson
Case Number: DIR-2009-0004-RV-PA5
Project Location: 740 S Broadway
The Globe Theater

Project Description: This is a revocation case requesting to delete the previous Plan Approval that was put in to place due to the actions of the previous tenant.

Project Request: Motion to support deleting the revocation case.

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. DIR-2009-0004-RV-PA5.

Presented by: Beverly Christiansen

Seconded by: Audrey von Ahrens

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

*Owns property within 500’ away.

**Owns property within 500’ away.

***Employed by company involved in current project.

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

OUTCOME: Motion Passes

c) **Presentation by:** Dana Sayles and Greg Bucilla
Case Number: ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR
Project Location: 1130 S Hope Street
Hotel Development

Project Description: The new construction, use, and maintenance of an 11-story 61,310 SF hotel, consisting of 144 guest rooms, 378 SF of ground-floor retail space, and 56 on-site parking spaces

Project Requests:

- A Transfer of Development Rights (TDR), pursuant to LAMC 14.5.7, to permit a Transfer of Floor Area of 14,336 square feet to the subject property, including the public benefits to be provided
- A Zoning Administrator’s Adjustment (ZAA), pursuant to LAMC 12.28, to permit a reduction in the required southerly side yard to zero feet, in lieu of the otherwise required 14 feet for an 11-story building in the R5 zone
- Redevelopment Plan Project Permit Compliance (RDP), pursuant to LAMC 11.5.14.D(5), to permit a Commercial Use within a Residential Area pursuant to Section 503.4 of the City Center Redevelopment Plan
- A Redevelopment Plan Project Permit Adjustment (RDPA), pursuant to LAMC 11.5.14.D(7), to permit a floor area ratio (FAR) in excess of 6:1 pursuant to Sections 512.4 and 512.6 of the City Center Redevelopment Plan
- Site Plan Review (SPR), pursuant to LAMC 16.05, to permit the new construction of a 144-guest room hotel with 378 square feet of ground-floor retail uses

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-2020-3656-TDR-ZAA-RDPA-RDP-SPR. 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.

Presented by: Michael Delijani

Seconded by: Patti Berman

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

Noam Rosenthal	Yes
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Vote Count: Yes: 9, No: 0, Abstention: 1; Absent: 1, Recused: 0

OUTCOME: Motion Passes

- d) **Presentation by:** Mark Spector, Onni Group
 Matt Dzurec, Armbruster Goldsmith & Delvac
 Arno Matis, Architect
- Case Number:** CPC-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN
- Project Location:** 2143 Violet Street
 Mixed Use Development

Project Description: The Project proposes a new mixed-use development comprised of 347 live-work units, approximately 187,374 square feet of office space, 21,858 square feet of commercial floor area, and 926 square feet of community space. These new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the western portion of the Project Site, and a seven-story office building with a maximum height of 130 feet located on the eastern portion of the Project Site. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained.

Project Requests:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial.
2. Pursuant to LAMC Section 11.5.11.E (Measure JJJ) and Government Code Section 65915(k), an affordable housing development incentive to permit zero-foot side yards in lieu of 16 feet otherwise required for the residential live-work units.
3. Pursuant to LAMC Section 12.32.Q, a Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO.
4. Pursuant to LAMC Section 12.24.U.19, a Vesting Conditional Use Permit to permit floor area averaging and density transfer within a Unified Development.
5. Pursuant to LAMC Section 16.50.C.2, Site Plan Review for a maximum of 347 live-work units and a maximum of 210,158 square feet of new non-residential floor area.
6. Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit (MCUB) for the onsite sale of a full-line of alcoholic beverages for up to 10 establishments within the Project's commercial areas.
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site for three lots and for residential and commercial condominiums.

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-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN. 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 when operator is identified or owner/occupant changes.

Presented by: Tanner Blackman

Seconded by: Beverly Christiansen

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

*Employer involved in project.

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 1, Recused: 1

OUTCOME: Motion Passes

- e) **Presentation by:** Kevin Roberts, Angels Landing Partners (Developer)
 Jim Pugh, Sheppard Mullin
 Jim Hakes, Handel Architects
- Case Number:** ZA-2018-3271-MCUP-CUX-SPPA-SPP
- Project Location:** 332, 350, and 358 South Olive Street; 351 and 361 South Hill Street; and 417 and 425 West 4th Street
 Angels Landing, Mixed Use Development
- Project Description:** New construction of up to 1,269,150 square feet of mixed-use development comprising two towers with 180 residential for-sale condominium units; 252 residential apartments; two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses.
- Project Request:** Project Permit Compliance-Bunker Hill Specific Plan; Director’s Determination for Alternative Design; Master Conditional Use Permit-Alcohol; Conditional Use Permit-Live Entertainment; Vesting Tentative Tract Map; and Development Agreement.

Recommended action: No action taken.

- 9) Announcement regarding upcoming Special Meeting: Response to Downtown Community Plan EIR, New Zoning Code, and Summer 2020 Draft Downtown Community Plan Updates.
- 10) 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.)
- 11) Committee Member Comments and Announcements
- 12) Proposed delivery dates – Motions, Letters and Minutes 10/25/2020
- 13) Next Meeting(s) 11/17/2020 & 12/15/2020
- 14) Adjourn at 11:15pm

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

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- Palace Theatre, 630 S. Broadway
- Our website: www.dlanc.com
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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.