



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: November 17, 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 6:38pm / Roll Call

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

2) Committee Member Introductions

3) Approve Minutes from 10/20/2020

Presented by: Tanner Blackman

Seconded by: Beverly Christiansen

Approved by Affirmation

4) Report on 11/10/2020 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) Old Business

a) **1130 S Hope Street:** Applicant was asked to come back to PLUC given public comment from neighbors at Board Meeting on 11/10/2020.

Presentation by: Dana Sayles / Jason Freidman
Case Number: ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR

Presentation postponed to future meeting.

9) New Business

- a) **Letter Regarding Level Apartments:** Letter to public agencies requesting to handle the noise, violence, use, and nuisance issues that are not being properly addressed by Onni Group and management.

Presentation by Claudia Oliveira and Shawn Smith.

Recommended action: The Planning and Land Use Committee recommends that the DLANC Livability Committee review issue since it is not directly related to planning and land use.

Presented by: Beverly Christian

Seconded by: Simon Ha

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

*Ongoing projects with subject developer.

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

OUTCOME: Motion Passes

- b) **Presentation by:** Brett Engstrom
Case Number: ZA 2020-3757 CUB
Project Location: 400 S Broadway
New Restaurant

Project Description: Sale of a full line of alcohol for on-site consumption in conjunction with a new 5,315 sf full service restaurant with 136 interior seats, located on the 1st and 2nd floors of a new mixed use building. No exterior patio is proposed. Hours of operation 7am to 2am daily.

Project Request: CUB to allow the sale of a full line of alcohol for on-site consumption in conjunction with a new 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 2020-3757 CUB. Support is conditioned on the following: (a) storefronts 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: Simon Ha

Seconded by: Patti Berman

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| Ryan Afari – Chair | Yes |
| Beverly Christiansen | Yes |
| Patti Berman | Yes |
| Wendell Blasingame | Absent |
| Michael Delijani | Absent |
| John Swartz | Yes |
| Simon Ha | Yes |
| Lauren Mishkind | Yes |
| 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:** Jonathan Yang
- Case Number:** ZA-2020-5306-MCUP-CUX
- Project Location:** 606 S Olive
New Restaurant

Project Description: 606 Olive, LLC (“the Applicant”) requests the following discretionary approvals to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 3 establishments for a total of 12,910 SF with 460 interior and 128 exterior seats for a total of 588 total seats. The project also requests live entertainment within any or all of the 3 establishment in the C5-4D zone.

Project Request: Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 3 restaurant establishments in the C5-4D Zone. Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a conditional use to permit public and patron dancing and live entertainment in conjunction with any or all of the establishments.

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-2020-5306-MCUP-CUX. Support is conditioned on the following: (a) storefronts 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: Beverly Christiansen

Seconded by: Patti Berman

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

*Employer/firm is representative for subject project.

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

OUTCOME: Motion Passes

- d) **Presentation by:** Dana Sayles, Owner’s Representative and John Dutton, Architect
- Case Number:** ZA-2019-7192-ZAD
- Project Location:** 2345 Santa Fe
Adaptive Reuse

Project Description: The conversion of a 20,200 SF warehouse building into a 23,872 SF joint living and work quarters for artists and artisans, consisting of 18 dwelling units and 24 new on-site parking spaces

Project Requests: A Zoning Administrator's Determination to allow the conversion of an existing warehouse into joint living and work quarters for artists and artisans

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-2019-7192-ZAD.

Presented by: Audrey von Ahrens

Seconded by: Tanner Blackman

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

Vote Count: Yes: 5, No: 2, Abstention: 1; Absent: 3, Recused: 0

OUTCOME: Motion Passes

e) **Presentation by:** Joe Wang and Simon Kaplan, both of City Century

Case Number: VTT-82158-CN, ENV-2018-2955-EAF and CPC-2018-2954-TDR-SPR-MSC

Project Location: 1201 S Grand
Mixed Use Development

Project Description: Proposed 40-Story Building with up to 312 Residential Units, Approximately 7,100 SF of Restaurant/Retail and Related Parking

Project Requests: Vesting Tentative Tract Map, Site Plan Review, Transfer of TFAR from Convention Center of up to 13:1 Total for Project Site, Reduction of Open Space from 47,175 square feet to 43,650, pursuant to Code Section 12.21.G.2

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 VTT-82158-CN, ENV-2018-2955-EAF and CPC-2018-2954-TDR-SPR-MSC. 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.

Presented by: Beverly Christiansen

Seconded by: Patti Berman

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

*Historic Consultant for the subject Project.

Vote Count: Yes: 5, No: 0, Abstention: 2; Absent: 3, Recused: 1

OUTCOME: Motion Passes

- 10) Announcement regarding upcoming Special Meeting: Response to Downtown Community Plan EIR, New Zoning Code, and Summer 2020 Draft Downtown Community Plan Updates.
- 11) 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.)
- 12) Committee Member Comments and Announcements
- 13) Proposed delivery dates – Motions, Letters and Minutes 11/27/2020
- 14) Next Meeting(s) 12/15/2020 & 1/19/2020
- 15) Adjourn at 9:30pm

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.