



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: March 16, 2021

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 / Roll Call

Ryan Afari – Chair	
Beverly Christiansen	
Patti Berman	
Wendell Blasingame	
Michael Delijani	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	
Paloma Perez-McEvoy	
Noam Rosenthal	

- 2) Committee Member Introductions
- 3) Approve Minutes from 1/19/2021
- 4) Report on 2/9/2020 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:** Dafne Gokcen
Case Number: ZA-2019-7012-SPP-CUB-CUX
Project Location: 333 S Boylston

Live Music Venue

Project Description: New live music venue and restaurant in an existing nightclub space. DLANC approved the request a year ago, but we have made a few modifications to the application: (1) The applicants are now going to be utilizing the entire property (the original request was for about 2/3 of the building). They will have a second event space and some extra office and storage space in the northernmost part of the building. (2) We are updating the request to have hours from 10 a.m. to 3 a.m. instead of 10 a.m. to 2 a.m. They would like to be able to stay open to feed customers after alcohol service ends.

Project Request: A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the remodel of an existing nightclub/restaurant. A Conditional Use to permit live entertainment and patron dancing in conjunction with the remodel of an existing nightclub/restaurant. Project Permit Compliance for a façade remodel and new signs at an existing nightclub/restaurant in the Central City West Specific Plan.

Recommended action: To be determined.

- b) **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
- 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: To be determined.

- c) **Presentation by:** Nik Hlady
Case Number: ZA-2021-454-CUB
Project Location: 1124 S San Julian Street
Creature Comforts Brewing Company

Project Description: This is a request for a conditional use permit to permit the sale and dispensing of beer brewed on site, as well as wine, for on-site conjunction with a brewery of 14,419-SF with 165 interior seats and 268 exterior seats along with the sale of beer brewed on-site for off-site consumption. Hours of operation from 8am-2am, daily.

Project Requests: Motion to support the request for the sale and service of beer (brewed on-site) and wine for on-site consumption and for the sale of beer brewed on-site for off-site consumption in conjunction with a new brewery.

Recommended action: To be determined.

d) **Presentation by:** Patrick Panzarello and Ted Moreno

Case Number: ZA-2020-5715-CUB

Project Location: 108 W 2nd Street
Dalia Cocina Mexicana

Project Description: This is a request for a conditional use permit to permit the sale and dispensing of a full line of alcohol in conjunction with an existing 2,908 square foot 68-seat restaurant.

Project Requests: We are requesting a CUB to provide on-site sales of full line of alcohol in conjunction with an existing restaurant with 40 seats on the main floor & 28 on a mezzanine for a total of 68 interior seats with hours of 8am - 12am Sunday -Thursday and 8am - 2am Friday - Saturday.

Recommended action: To be determined.

- 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 3/30/2020
- 12) Next Meeting(s) TBD
- 13) Adjourn

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.