



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: January 19, 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 at 6:36pm/ Roll Call

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

* Beverly arrives at 6:40pm

- 2) Committee Member Introductions
- 3) Approve Minutes from 11/16/2020 (Special Meeting)
No Minutes to approve.
- 4) Approve Minutes from 11/17/2020
Presented by: Patti Berman
Seconded by: John Swartz
Approved by Affirmation
- 5) Report on 12/8/2020 DLANC Board Meeting concerning items presented by PLUC. (NONE) and Special Board Meeting concerning the 2040 Plan.
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:** Peter Clune, Community Stakeholder

Subject: Letter concerning Support and Rescinding Support for Projects Involved in City and Developer Corruption.

Recommended action: Action turned over to Government Liaison Committee meeting.

b) **Presentation by:** Christine Rivera

Case Number: ZA-2020-7365-CUB-CUX-ZV

Project Location: 333 S Figueroa
New Restaurant and Live Music Venue

Project Description: This is a request for 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 25,336 sq.ft. nightclub and bar with 1,687 seats and live entertainment and patron dancing. A zone variance to allow rooftop events and zero bicycle parking. Hours of operation requested from 11:00 a.m. to 2:00 a.m., daily.

Project Request: CUB for a full-line of alcoholic beverages, live entertainment and public patron dancing and the zone variance for rooftop use and zero bicycle parking 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-2020-7365-CUB-CUX-ZV. 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) Owner/Operator will come back and present to PLUC should owner/operator change; (d) 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: Beverly Christiansen

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

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

OUTCOME: Motion Passes

- c) **Presentation by:** Margaret Taylor
Case Number: ZA-2020-4687-MCUP-CUX
Project Location: Grand Central Market
317 S Broadway
MCUP

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:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1 modification to an existing Master Conditional Use Permit allowing the sale and dispensing of alcoholic beverages for on-site and off-site consumption in conjunction with 21 establishments including 18 beer and wine operators and 1 full alcohol operator within the existing 82,500 square-foot, 663-seat Grand Central Market; two bars with on-site sale of a full line of alcohol and live entertainment within an existing building known as the Million Dollar Theater; and outdoor dining with 40 seats in the public right-of-way along Hill Street, 124 seats in the public right-of-way along Broadway and existing 124 seats outdoor dining seats on private property in the [Q]C2-4D-CDO Zone.
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,1 modification of conditions of approval to create an Administrative Clearance process for individual vendor operators for both new operators and existing Master Plan Approvals established under the original MCUP.
3. Pursuant to Los Angeles Municipal Code Section 12.24-W, 27, a Conditional Use Permit to allow dancing and live entertainment in conjunction with the use and operation of three flex use spaces including a 288 square-foot dance floor on the ground floor; and one flex use space including a 324-square-foot dance floor on the basement level.

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-2020-4687-MCUP-CUX. 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) Owner/Operator will come back and present to PLUC should owner/operator change; (d) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance. (e) sidewalk seating is designed to provide a minimum 6’ continuous path of travel in accordance with the Downtown Design Guide.

Presented by: Patti Berman

Seconded by: Lauren Mishkind

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

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

OUTCOME: Motion Passes

- d) **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 Requests: 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, live entertainment and hours of operation from 8:00am to 2:00am daily 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-2020-3687-CUB. 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) Owner/Operator will come back and present to PLUC should owner/operator change; (d) 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: Beverly Christiansen

Ryan Afari – Chair	Yes
Beverly Christiansen	Yes
Patti Berman	Yes

Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Paloma Perez-McEvoy	Absent
Noam Rosenthal	Yes

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

OUTCOME: Motion Passes

e) **Presentation by:** W Dean Brown

Case Number: ZA 2016-2478(ZV)(CUB)(CUX)

Project Location: 1060 S Broadway
Hoxton Hotel

Project Description: The hotel ownership is not changing, just the holder of the ABC license from the current concessionaire, Ennismore International to The Hoxton Hotel owners due to the Hotel's corporate restructuring. Ennismore International will continue with overseeing hotel operations, but The Hoxton (Downtown LA) R-B, LLC will be the entity operating food and beverage within the hotel, which requires the ABC license holder transfer.

Project Requests: City Planning staff has determined that no discretionary applications or permits are required, only compliance with the Project's Condition No. 73 that states that the Hotel has to transmit a copy of the valid ABC license to the Conditions Compliance Unit within 30 days of its effective date.

Planning staff did not say community outreach was required. However, out of courtesy, we have spoken with the 14th Council District Office to give them the information on the license transfer, and they thought it would be appropriate to reach out to the DLANC. We are also coordinating with LAPD Central Division's Vice Unit to make sure they have all the required information and documentation on the Hotel owners and new operators of the food and beverage concession.

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 2016-2478(ZV)(CUB)(CUX).

Presented by: Ryan Affari

Seconded by: Audrey von Ahrens

Ryan Afari – Chair	Yes
Beverly Christiansen	Yes
Patti Berman	Yes

Wendell Blasingame	Absent
Michael Delijani	Absent
John Swartz	Yes
Simon Ha	Absent
Lauren Mishkind	Yes
Audrey von Ahrens	Yes
Paloma Perez-McEvoy	Absent
Noam Rosenthal	Yes

Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, 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 1/30/2020
- 13) Next Meeting(s) 2/16/2020 & 3/16/2020
- 14) Adjourn at 9:08pm

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.