



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** May 25, 2021

**Meeting Time:** 6:30pm

**Meeting Location:** Virtual Meeting

**Contact:** [Ryan.afari@dlanc.com](mailto: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	
Patti Berman	
Michael Delijani	
Jim Sarratori	
Cody Nowak	
Lori Summers	
Reeyan Raines	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	

- 2) Committee Member Introductions
- 3) Approve Minutes from 3/16/2021
- 4) Report on last 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) **Formation of An Ad Hoc Committee on PCN and Cannabis Requests**
  - b) **Presentation by:** Reeyan Raines

**Item Description:** Discussion & Possible Action on submitting a Community Impact Statement on Council File 21-0061 - Standard Plans for Modular Multi-Family Modular Housing/ Homeless Housing/ Affordable Housing

**Recommended Action:** DLANC to submit a CIS in support of Council File 21-0061 for the City of Los Angeles to develop standard plan sets to improve and speed up the construction of Multi-Family Modular Housing, Affordable Housing, and Homeless Housing.

c) **Presentation by:** Reeyan Raines

**Item Description:** Discussion & Possible Action on DLANC submitting a letter to the City of Los Angeles in support of the Central City's Association (CCA) White Paper on Adaptive Reuse

**Recommended Action:** DLANC to submit a letter of support to Council District 14, Los Angeles Department of Building & Safety, Department of City Planning, and the Housing and Community Investment Department in response to the CCA's White Paper on Adaptive Reuse

d) **Presentation by:** Christine Rivera  
**Case Number:** ZA-2021-3361-CUB  
**Project Location:** 1120 S. Grand Ave  
Pine and Crane Restaurant

**Project Description:** This is a request for a conditional use permit to allow the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with a restaurant with indoor and outdoor dining, 51 indoor seats and 67 outdoor seats and hours of operation from 7:00 a.m. to 2:00 a.m., daily.

**Project Request:** Motion to support the request for a full-line of alcoholic beverages

**Recommended action:** To be determined.

e) **Presentation by:** Sara Houghton  
**Case Number:** CPC-2021-3038-DB-SPR-HCA  
**Project Location:** Third and Spring  
121 W 3rd Street / 252 S Spring Street, 244-246 S Spring Street  
Multifamily Development

**Project Description:** The Applicant proposes to redevelop the Property with a new 15-story, 195-foot high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

**Project Requests:**

- Density Bonus (DB), pursuant to LAMC Section 12.22 A.25, to permit a Project having 331 residential dwelling units, including 37 units (or 11% of the total proposed units) reserved for Very Low Income households, with the following incentives: 1) On-Menu Incentive, for an increase of 35 percent in the allowable Floor Area Ratio for a total of 8.0:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area; 2) Off-Menu Incentive, for an increase in height to permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by Q Condition per Ordinance No. 164307-SA555; and 3) A

Waiver of a Development Standards, to eliminate the requirement of automobile parking for residential uses.

- Site Plan Review (SPR), pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.

**Recommended action:** To be determined.

- f) **Presentation by:** Dana Sayles  
**Case Number:** CPC-2021-2544-GPAJ-ZCJ-SPR-PSH-HCA  
**Project Location:** 454 S San Pedro St; 501 E 5th St; 511 E 5th St  
Downtown Women's Center

**Project Description:** The Applicant, DWC Campus LP in partnership with the Downtown Women's Center ("DWC"), is requesting a General Plan Amendment and Vesting Zone Change for the construction, use and maintenance of a 100% affordable housing project with permanent supportive housing services (the "Project") for victims of domestic violence and women experiencing homelessness. The proposed Project is comprised of 97 restricted affordable studio units and one two-bedroom manager's unit. As part of the Project, 5% of the total units (or 5 units) will be reserved for Extremely Low Income households and 6% of the total units (or 6 units) will be reserved for Very Low Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low Income households as determined by HUD or TCAC levels.

**Project Requests:**

1. General Plan Amendment (GPAJ), pursuant to LAMC Section 11.5.6, from Light Manufacturing to Regional Center Commercial
2. Vesting Zone Change (VZCJ), pursuant to LAMC Section 12.32 F, from M2-2D to [T][Q]C2-2D consistent with the General Plan Amendment, to permit the development of a residential building with 98 units (one manager's unit, five percent [5%] or five units for Extremely Low Income Households and six percent [6%] or six units for Very Low Income Households per HCD, and 86 units for Low Income per HUD); The Applicant seeks a waiver of required street dedications along both San Pedro Street and 5th Street as part of the Vesting Zone Change approval, via the authority of the City Council.
3. Site Plan Review (SPR), pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more dwelling units; and
4. CEQA Exemption, provided for by AB 1197, for a qualifying Supportive Housing Project.

**Recommended action:** To be determined.

- g) **Presentation by:** Kevin Roberts, Angels Landing Partners  
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  
Angel's Landing

**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 Requests:** 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.

**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 6/1/2021
- 12) Next Meeting(s) 6/15/2021 & 7/20/2021
- 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](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).