PLANNING AND LAND USE COMMITTEE MINUTES

**Meeting Date:** March 16, 2021

**Meeting Time:** 6:30pm

**Meeting Location:** Virtual Meeting

**Contact:** R[yan.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 at 6:44pm / 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 | Absent |
| Audrey von Ahrens | Yes |
| Paloma Perez-McEvoy | Absent |
| Noam Rosenthal | Absent |

1. Committee Member Introductions
2. Approve Minutes from 1/19/2021

**Presented by:** Patti Berman

**Seconded by:** Beverly Christiansen

Motion passes by affirmation

1. Report on 2/9/2020 DLANC Board Meeting concerning items presented by PLUC.
2. Declarations of Ex Parte communications
3. 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.)
4. 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.
5. New Business
   1. **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:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No ZA-2019-7012-SPP-CUB-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) storefronts of ground floor office space along 3rd Street 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 should owner/operator change; (e) 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

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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 | Absent |
| Audrey von Ahrens | Yes |
| Paloma Perez-McEvoy | Absent |
| Noam Rosenthal | Absent |

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

**OUTCOME:** Motion Passes

* 1. **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:** 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) impacts to adjacent properties during construction are minimized to the greatest extent feasible; (d.) Developer works with residents of neighboring buildings to reduce visual impacts; (e) all mechanical equipment at the rooftop is concealed to prevent visual obstructions and enclosed to prevent noise from impacting neighboring properties; (f) 24-hour security is implemented at the street level; (g) ground floor windows retain transparency at all times to allow for eyes on the street and pedestrian safety.

**Presented by:** Simon Ha

**Seconded by**: Audrey von Ahrens

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

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

**OUTCOME:** Motion Passes

* 1. **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:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2021-454-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) 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 should owner/operator change; (e) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Beverly Christiansen

**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 | Absent |
| Audrey von Ahrens | Yes |
| Paloma Perez-McEvoy | Absent |
| Noam Rosenthal | Absent |

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

**OUTCOME:** Motion Passes

* 1. **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:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-5715-CUB. Support is conditioned on the following: a) storefronts of ground floor retail 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; (c) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Patti Berman

**Seconded by**: Audrey von Ahrens

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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 | Absent |
| Audrey von Ahrens | Yes |
| Paloma Perez-McEvoy | Absent |
| Noam Rosenthal | Absent |

Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0

**OUTCOME:** Motion Passes

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2. Committee Member Comments and Announcements
3. Proposed delivery dates – Motions, Letters and Minutes 3/30/2020
4. Next Meeting(s) TBD
5. 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](mailto:NCsupport@lacity.org)

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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)

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