



PLANNING AND LAND USE COMMITTEE AGENDA

Meeting Date: May 25, 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

- Meeting called to order at 6:42pm

Ryan Afari – Chair	H
Patti Berman	H
Michael Delijani	H
Jim Sarratori	H
Cody Nowak	H
Lori Summers	H
Reeyan Raynes	H
John Swartz	H
Simon Ha	H
Lauren Mishkind	H
Audrey von Ahrens	A

2) Committee Member Introductions

3) Approve Minutes from 3/16/2021

- Simon Motioned to approve the minutes. Patti seconds.

Ryan Afari – Chair	Y
Patti Berman	Y
Michael Delijani	Abs
Jim Sarratori	Abs
Cody Nowak	Abs
Lori Summers	Abs
Reeyan Raynes	Abs
John Swartz	Y
Simon Ha	Y
Lauren Mishkind	Abs
Audrey von Ahrens	A

- 4 Yes, 0 No's, 6 Abstain, 1 Absent. Motion passes.

4) Report on last DLANC Board Meeting concerning items presented by PLUC.

- 5) Declarations of Ex Parte communications
 - Ryan has conversations with all applicants via email.
- 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

- **Formation of An Ad Hoc Committee on PCN and Cannabis Requests**
 - Intention is for ad hoc committee to decide the basis of how this committee will review all the applications, not to actually review the applications themselves. Outreach Committee will then put out a call to the public on how they can provide input.
 - Michael – public needs to be involved
 - Reeyan – for the time being thinks we should start reviewing these applications like any other project until we have a process set up
 - Ryan – got many emails from same guy for a bunch of different businesses.
 - Patti – Mission statement for approval by the Exec Committee, then approved by board, then president assigns chair for that committee. So a working group would be easier because the PLUC committee can control it.
 - **Reeyan and Cody – would like to lead the working group**

- **Presentation by:** Reeyan Raynes

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.

- Reeyan explaining the possible action. The city is asking the BOE to report to council on process to solicit a standard plan submission process. On call consultants would create plans that would be pre-approved and streamlined for construction.
- Cody – it could slow down the process but it could work.
- Michael – how many stories. What about the architectural character.

- Simon - Understand goal of council office. Goal of 25,000 units by 2025. This motion is related to that effort. We should ask the representative of the office to do a presentation and do a proper Q&A so we understand their intention. Simon thinks we should table this.
 - Lori - Streamlining temporary housing. She read this not a suggestion, but as a direction. For example modular units are approved by the state, not the city... so this suggestion doesn't even work the way they suggest it.
 - Reeyan – we have 5 options to vote. No, Yes, No w/ Amendments, Yes w/ Amendments, and Abstain. We can table this now or we can take a position.
 - Michael makes a motion to table this. Reeyan seconds.
 - **Motion passes, no opposition or abstentions.**
- **Presentation by:** Reeyan Raynes

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

- Ryan has engaged with Omgivning, who helped prepare this report with CCA.
 - Lauren, who works at Omgivning, worked extensively on this, so she will recuse herself.
 - Michael does not have any projects right now but maybe in the future. Does not need to recuse himself.
 - White Papers suggests adding ARO city wide, and a lot of different building types, flexibility for residential space sizes, amenities spaces on rooftops and basements, incentivizing rehabilitation and building additions, not requiring any new parking, and encouraging changing parking to other active uses.
 - Will make it relevant to newer buildings and expand it city wide, also refine some of the criteria (minimize unit size, etc).
 - Reeyan motions to write a letter of support. Cody seconds.
 - Public Comment: None.
 - **9 Yes's, 1 Abstain (Lauren) – Motion passes.**
- **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.

- Presentation by Christine Rivera and Vivian Ku, applicant for Pine and Crane. Requests CUP for alcoholic beverages.
 - Reeyan motions to approve the CUP recommendation. Cody seconds.
 - Our standard language about change of ownership, window transparency, etc will be included in the letter.
 - **Motion passes unanimously.**
- **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.

- Simon will recuse himself, Relevant Group is a current client of Simon (although he has no involvement in this project). Prior comment: This is an example of the modular housing that we discussed earlier. Shortens schedule and
- Sara Houghton, Dana Sayles, and Charles Lee are presenting.
- Concerns about the amount of parking from the committee, staging and loading area, double loading elevator,
- Very low income, probably 50% of the area median income (prob 600-800 range). Market rate: whatever market is when the project opens. Will be comparable to new construction units. Demographic is not high end or the low. The demographic is young, early employment, fresh out of college, no car, and ready to start their life.
- Lori motions to provide a letter of support for the conditions to support double loading elevator and method for securing the north property line. Patti seconds.

- **Michael and Simon Abstain. No opposed. Motion passes with 8 yes's.**
- **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.

- Presentation by Sara Houghton, Dana Sayles (three6ixty), Kelly Van Oteghem (Gensler), and Amy Turk (DWC).
- Michael wants to make sure residents will be from the local skid row and downtown community.
- Reeyan concerned about safety and sightlines behind the solid metal panel façade at the street level. Amy noted there is contracted security 24/7 and also a parking lot attendant who acts as security.
- Patti - Coordinated entry system isn't perfect and doesn't always make the local community a priority.
- Amy sits on the policy board for coordinated entry system (CES) with LAHSA and doesn't believe there is a problem with the system priority.
- Lori wants to make sure the fence is thoroughly reviewed and detailed, and hopes that one day it won't be required. Also wants to encourage the street level window height and using translucent film on windows to make sure the wall isn't too solid and gives better light and sight in the future. Two way visibility important.

- Simon challenges the team to reevaluate the programming and location of private spaces in relation to public spaces.
 - Adaptability in the future when the fence comes down. Dana (materials that give it opaqueness). Design the building so that it can have eyes on the street in the future.
 - Lori motions to recommend the board to provide letter of support for project with a customized condition that the project team provide eyes on the street toward San Pedro and that if not possible in the short term, something that can be easily amended in the future by whatever devices they come up with, program changes, spandrel panels, film, etc to achieve that. Priority shall be given to local skid row residents. Services shall only be for on-site residents. Reeyan seconds the motion.
 - Public Comment: None.
 - **Motion passes unanimously.**
 - Simon made a comment after – recommends to the project team to do small nuance tricks to naturally protect the building such as adding glass doors rather than solid doors to prevent people from using the building façade as a bathroom.
- **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.

- Presentation by Jim Hakes (Handel), James Pugh (Sheppard Mullin), and Kevin Roberts (Angels Landing Partners).
- Previous comments from October 2020 were about integrating angels landing, the corner condition, pedestrian passageway from the metro portal, and more. They have addressed these comments.
- Patti motions to approve the project, contingent that the plans are provided for the full board to review prior to June 4th for our June 8th meeting. John seconds.
- Public Comment: None.
- **Motion passed unanimously.**

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

- Reeyan – Need to send new committee roster to department to get training for cornerstone.... Need to coordinate with Rick how this will be done. Trainings need to be done by the end of the summer. Jim to coordinate with Rick.
- Simon – Fire District 1 expansion with Blumenthal. Ryan will add the item to the next agenda. Simon will circulate the letter, Reeyan will help since he worked on it.
- Ryan to connect Jim to Audrey about submitting the letters that we approved.

11) Proposed delivery dates – Motions, Letters and Minutes 6/1/2021

12) Next Meeting(s) 6/15/2021 & 7/20/2021

13) Adjourn

- **Meeting adjourned at 10:39**

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