



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: July 20, 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 6:76pm / Roll Call

Ryan Afari – Chair	No
Patti Berman	Yes
Michael Delijani	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Lori Summers	Yes
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes

2) Committee Member Introductions

3) Approve Minutes from 6/15/2021

Presented by: Reeyan Raynes

Seconded by: Jim Sarratori

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

Vote Count: Yes: 7, No: 0, Abstention: 2; Absent: 2, Recused: 0

OUTCOME: Motion Passes

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) **Presentation by:** Veronica Becerra
- Case Number:** ZA-2014-0482(CUB)
- Project Location:** 416-418 E. Boyd Street
Mumford Brewing Operations LLC and Todd Mumford

Project Description: Continuation of sale and dispensing of beer and wine for on and off site consumption in conjunction with existing 4,139 SF micro-brewery and tasting room.

Project Requests: Pursuant to L.A.M.C. Section 12.24.M, A Plan Approval related to case number ZA-2014-0482(CUB) dated July 25, 2014, to continue the sale and dispensing of beer and wine for on-and off-site consumption in conjunction with an existing 4,139 sq. ft. Micro-Brewery with a tasting room and bar approximately 1,480 square feet, with 69 fixed interior seats. Hours of operation are from 10:00 am to 10:00 pm daily, in the M2-2D-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-2014-0482(CUB). Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Reeyan Raynes

Seconded by: Cody Nowak

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

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- b) **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

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);
 - (i) 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. CPC-2021-2544-GPAJ-ZCJ-SPR-PSH-HCA. 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) Applicant will explore options to finesse the design of and reduce the amount of fencing proposed around the perimeter of the property, particularly at the southwest corner and ground floor retains transparency at all times to allow for eyes on the street and pedestrian safety; (d) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

Presented by: Reeyan Raynes

Seconded by: Jim Sarratori

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

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

c) **Presentation by:** David A. Goldberg, Armbruster Goldsmith & Delvac LLP
Gene Ong, AEG

Case Number: ZA-2016-1381-PAB-PA1

Project Location: 1000 W. Olympic Boulevard, Los Angeles, CA 90015

Project Description: A Plan Approval to expand the Alcohol Use Approval at the Regal Cinemas at LA Live from the sale and dispensing of beer and wine only to a full line of alcoholic beverages for on-site consumption.

Project Requests: Pursuant to LAMC 12.24.M and LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval from the sale and dispensing of beer and wine only to a full line of alcoholic beverages.

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-2016-1381-PAB-PA1. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Audrey von Ahrens

Seconded by: Cody Nowak

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

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

d) **Presentation by:** Doane Liu, Executive Director at City of Los Angeles Department of Convention and Tourism Development
Milena Zasadzien, City Planning

William Delvac, Armbruster Goldsmith & Delvac LLP

Case Number: CPC-2019-4572-VZC-HD-SPP-SPPA-SN

VAC-E1401376

Project Location: 1111-1301 S. Figueroa Street, 1206-1211 W. Pico Boulevard, 1260 S. LA Live Way, 740-1110 Chick Hearn Court, 751 W. 12th Street, Los Angeles, CA 90015

Project Description: Convention Center Expansion: Expansion and modernization of the Convention Center including construction of a New Hall building connecting to existing South and West Halls. Project includes 700,000 square feet of new floor area with new exhibit hall space, a multi-purpose hall, and pre-function/lobby, support, and food service space.

Street Vacation: A total of eight vacation area requests are made for various rights-of-way surrounding the Convention Center. Requests include subsurface, surface, and airspace vacations.

Project Request:

Convention Center Expansion:

- Amendment to the Existing Specific Plan and, if necessary, Project Permit Compliance Review, to generally regulate development within the Project Site and, specifically, to: (1) remove the Existing Specific Plan provision that conditions the effectiveness thereof upon APCLA’s entry into a ground lease for the Event Center, (2) approve modifications to the proposed New Hall, including increase the existing 90-foot height limit in the applicable subarea, and (3) make other minor conforming changes to reflect the Revised Project, in particular, the facts that West Hall will be retained and the Event Center will not be constructed.
- Vesting Zone and Height District Change from PF and C2 to the CCA “Convention Center and Arena” zone.
- Amendment to the Sign District for the Project Site to: (1) remove the existing Sign District provision that conditions the effectiveness thereof upon APCLA’s entry into a ground lease for the Event Center, and (2) make other conforming changes to the “Approved Signs” exhibit, as well as other modifications, to reflect the Revised Project.
- Cultural Affairs Commission Design Review Approval for construction of the Revised Project, as applicable.

Street Vacation:

- Vacations of certain airspace, surface and subsurface portions of Pico Boulevard, L.A. Live Way, and Chick Hearn Court.

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. CPC-2019-4572-VZC-HD-SPP-SPPA-SN; VAC-E1401376. 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) ground floor windows 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; (f) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance; (g) Applicant explores options to accommodate designated rideshare drop-off/pick-up and loading zone on site; (h) Applicant explores options to improve the pedestrian experience along Pico; (i) Applicant will increase public outreach in developing plaza design and come back to PLUC to present proposed design.

Presented by: Reeyan Raynes

Seconded by: Cody Nowak

Ryan Afari – Chair	Absent
Patti Berman	Yes
Michael Delijani	Yes

Jim Sarratori	Yes
Cody Nowak	Yes
Lori Summers	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- e) **Presentation by:** David A. Goldberg, Armbruster Goldsmith & Delvac LLP
Gene Ong, AEG
Andy Cohen, Gensler
- Case Number:** CPC-2018-6693-SP-SPP
ZA-2009-3289-PAB-PA1
VTT-82421
- Project Location:** 1005-1015 W. Chick Hearn Ct., Los Angeles, CA 90015
Additional Project Address References for Parking Reduction Request:
800-900 W. Olympic Blvd., Los Angeles, CA 90015
920-948 S. Georgia St. & 917-931 W. Olympic Blvd., Los Angeles, CA 90015

Project Description: JW Marriott Hotel and Conference Center Expansion: The Project includes the addition of (i) 861 rooms to the JW Marriott Hotel at LA Live in a standalone tower within the Olympic West Subarea of the Los Angeles Sports and Entertainment District (“LASED”) Specific Plan Area (along with a corresponding reduction of 10 rooms in the existing JW Marriott Hotel for a net increase of 851 rooms), (ii) approximately 228,000 square feet of Convention Center Expansion uses, including meeting and conference rooms, ballrooms, and exhibition uses above the Olympic West Parking Structure adjacent to the existing Marriott Conference Center (Conference Center Expansion); (iii) two pedestrian bridges over a private road connecting the existing JW Marriott Conference Center with the Conference Center Expansion; and (iv) signage that is architecturally integrated into the building.

JW Marriott Hotel and Conference Center CUB: A Plan Approval to the existing Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel and Conference Center to expand the Alcohol Use Approval to include the new hotel tower and expanded conference center.

Project Request:

JW Marriott Hotel and Conference Center Expansion:

- Amendments to the LASED Specific Plan, including: increasing the permitted tower height to up to 420 feet on Development Site 1a, permitting hotel uses on the Convention Center Expansion Parcel, creating regulations for the Eleventh Street Pedestrian Area upon its vacation, modifying certain signage provisions, modifying permitted alcohol service at the cinemas from beer and wine only to a full line of alcoholic beverages, and other minor changes and technical corrections.

- Project Permit Compliance to construct Convention Center Expansion Uses, including hotel and conference, meeting, and ballroom facilities with a Specific Plan Transfer of Floor Area and Equivalency Transfer.
- A request for a parking requirement reduction by ten percent as permitted pursuant to the Los Angeles Sports and Entertainment District Specific Plan Section 2.F, Section 14.D.2, and Section 14.D.5.
- Specific Plan Sign Application Compliance to allow the construction of 20,890 (a net addition of 8,862 square feet) square feet of signage with LASED Specific Plan Sign District B on Development Site 1a.
- Please note that since the filing of the application, the signage calculations were updated. The updated numbers are reflected here.
- Vesting Tentative Tract Map 82421 for two airspace lots and merger and re-subdivision of a portion of Chick Hearn Court.

JW Marriott Hotel and Conference Center CUB: Pursuant to LAMC 12.24.M and LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel to include the new hotel tower and expanded conference facilities.

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. CPC-2018-6693-SP-SPP; ZA-2009-3289-PAB-PA1; VTT-82421. 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) ground floor windows 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; (f) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance; (g) Applicant explores options to accommodate designated rideshare drop-off/pick-up and loading zone on site.

Presented by: Reeyan Raynes

Seconded by: Cody Nowak

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

Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 2, Recused: 0

OUTCOME: Motion Passes

- f) **Presentation of findings on Working Group on PCN and Cannabis Requests - Cody Nowak and Reeyan Raynes**

Recommended Actions: No vote taken. Findings taken into considerations for future meetings.

- 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 7/27/2021**
- 12) Next Meeting(s) 8/17/2021 & 9/21/2021
- 13) Adjourn at 10:54pm

Presented by: Reeyan Raynes

Seconded by: Cody Nowak

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.