

CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

RYAN AFARI
CHAIR

AUDREY VON AHRENS
PATTI BERMAN
MICHAEL DELIJANI
SIMON HA
LAUREN MISHKIND
CODY NOWAK
REEYAN RAYNES
JIM SARRATORI
LORI SUMMERS
JOHN SWARTZ



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE VIRTUAL MEETING

Tuesday, November 16, 2021 – 6:30 PM

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 must dial (669) 900-6833 then enter MEETING ID: 933 3986 7646 and then press # to join the meeting or use the zoom login at

<https://zoom.us/j/93339867646>

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

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 6:31pm / Roll Call

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy ☐	Yes
Jim Sarratori	No
Cody Nowak	Yes
Lori Summers	Yes
Reeyan Raynes	Yes
John Swartz	No/Yes*
Simon Ha	Yes
Lauren Mishkind	No
Audrey von Ahrens	Yes

*John Swartz arrives at 7:00pm

- 2) Committee Member Introductions
- 3) Approve Minutes from 10/19/2021
Postponed to next month.
- 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:** Tyler Bibbins
Case Number: ZA 2021-3891PAB
Project Location: 100 S. Grand Avenue, Los Angeles, CA 90012
Project Description: 305-key hotel, part of the previously approved mixed use project known as the Grand, which also includes housing with 20% affordable units as well as retail and restaurants. For the Hotel locations of alcohol service, in addition to guest room mini-bars, hotel locations where alcohol service would be permitted include:
 Level 8 includes 15,168 sq. ft. consisting of a 4,868 sq. ft. Ballroom with 400 seats; 6,378 sq. ft. of meeting and pre-function space with 78 seats; 2,339 sq. ft. terrace; 1,583 sq. ft. kitchen

Level 10 includes 21,097 sq. ft. of dining, terrace and kitchen space with 541 seats.

Project Requests: Pursuant to a previously approved Master Conditional Use Permit, under LAMC Section 12.24 M, a plan approval to allow the sale, dispensing and on-site consumption of a full line of alcoholic beverages in conjunction with a hotel and related accessory uses, including but not limited to: Restaurants, bars/lounges, self-service at guest rooms, pool deck, outdoor areas, meeting rooms, ballrooms and spa.

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 2021-3891PAB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

Presented by: Reeyan Raynes

Seconded by: Patti Berman

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy □	Yes
Jim Sarratori	Absent
Cody Nowak	Recused*
Lori Summers	Yes
Reeyan Raynes	Yes
John Swartz	Abstain
Simon Ha	Recused**
Lauren Mishkind	Absent
Audrey von Ahrens	Yes

*Employer has active contract with applicant on multiple projects.

**Worked directly on project.

Vote Count: Yes: 6, No: 0, Abstention: 1; Absent: 3, Recused: 2

OUTCOME: Motion Passes

- b) **Presentation by:** Jim Ries
- Case Number:** No. ZA-2021-7039-MPA
- Project Location:** 1027 Wilshire Blvd.

Project Description: A Main Plan Approval to permit the on-site sales and consumption of a full line of alcoholic beverages within an approximately 5,385 square foot private residential amenity space providing seating for 310 patrons and located on the rooftop of the approved mixed-use project.

Project Requests: Main Plan Approval pursuant to approved Case No. ZA-2019-7504-MCUP

Recommended action: Postponed to next month.

- c) **Presentation by:** Valerie Sacks
- Case Number:** ZA-2021-7592-CUB

Project Location: 255 S Grand Ave

Project Description: The request is for a Conditional Use Permit (“CUB”) to allow the Applicant, Chipotle Mexican Grill (“Applicant” or “Chipotle”), to serve alcoholic beverages for on-site consumption pursuant to a type 47 ABC license at its forthcoming restaurant located at 255 S Grand Ave (Site) in the Bunker Hill area of Downtown Los Angeles. As a practical matter, the Applicant will start out with a type 41 ABC license (beer and wine on-site) and will only serve beer. However, Chipotle seeks the right to serve beer and margaritas pursuant to a type 47 ABC license in the event they choose to upgrade the license type at some point in the future.

Therefore, the request herein is for a CUB for a full line of alcohol at a 59-seat, 4086 s.f. restaurant (29 seats in the 2436 sf interior and 30 seats on a 1650 sf on-site patio). Therequested hours of operation are 9 am to 11 pm daily.

Project Requests: The request herein is for a CUB for a full line of alcohol at a 59-seat, 4086 s.f. restaurant (29 seats in the 2436 sf interior and 30 seats on a 1650 sf on-site patio). The requested hours of operation are 9 am to 11 pm daily.

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-2021-7592-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) alcohol is not served or offered for consumption on the outdoor patio.

Presented by: Patti Berman

Seconded by: Reeyan Raynes

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

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

11/20/2021 12) Next Meeting(s) 1/18/2022

13) Adjourn at 7:18pm

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:

The public is requested to fill out a "Speaker Card" 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 comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

NOTICE TO PAID REPRESENTATIVES:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@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 members in advance of a meeting may be viewed on our website by clicking on the following link: www.dlanc.com , or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the secretary, jim.sarratori@dlanc.com.

POSTING:

In compliance with Government Code section 54954.2(a), Neighborhood Council agendas are posted for public review at Palace Theatre, 630 S. Broadway and at 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/government/subscribe-agendasnotifications/neighborhood-councils>

RECONSIDERATION AND GRIEVANCE PROCESS:

For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website www.dlanc.com.

DISABILITY POLICY:

The Downtown Los Angeles Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability.

Upon request, the Downtown Los Angeles Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551 or email NCsupport@lacity.org.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats, 1994, Ch. 923, Sec. 159. Effective January 1, 1995.)

Every person who, without authority of law willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

SERVICIOS DE TRADUCCION:

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte NCsupport@lacity.org