

# CITY OF LOS ANGELES

CALIFORNIA



## PLANNING & LAND USE COMMITTEE

RYAN AFARI  
CHAIR

AUDREY VON AHRENS  
PATTI BERMAN  
SIMON HA  
TONJA BOYKIN  
TYLER MURPHY  
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 AGENDA

Tuesday February 15, 2022 – 6:30 PM

**Contact:** [ryan.afari@dlanc.com](mailto:ryan.afari@dlanc.com) for more information

In conformity with the September 16, 2021, enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, this Downtown Los Angeles Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option. 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>

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

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.

**PLANNING & LAND USE COMMITTEE**

**VIRTUAL MEETING MINUTES**

February 15, 2022

1. Call to Order at 6:33pm/ Roll Call

Ryan Afari – Chair	No
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	No
Simon Ha	No
Tonja Boykin	Yes
Audrey von Ahrens	Yes

2. Committee Member Introductions

- 1. Approve Minutes from 1/18/2022
- 2. Report on last DLANC Board Meeting concerning items presented by PLUC.
- 3. Declarations of Ex Parte communications

**Presented by:** Jim Sarratori

**Seconded by:** Audrey von Ahrens

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; No: 0; Abstention: 0; Absent: 3; Recused: 0

**OUTCOME:** Motion Passes

- 4. 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.)
- 5. 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.

- 6. Old Business  
None

- 7. New Business
  - a. **Presentation by:** Manny Diaz  
**Case Number:** ZA-2010-3384-CUB-CUX-PA1

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**Project Location:** 648 S Broadway, Los Angeles CA 90014

**Project Description:** Clifton's Republic (formerly known as Clifton's Cafeteria) is a 5-level building featuring eclectic themes, decor, food & beverage options, and patron experiences. This PA is to continue previously approved on-site alcohol consumption (full-line) and off-site sales for beer & wine only. Dancing is an approved activity to complement the third floor ballroom and dual-purpose dance floors on all other levels. A new request for 30 outdoor patron seats is included in the plan approval application.

Basement level is 8,858 square feet with 101 seats. The outdoor sidewalk service area is 545 square feet with 30 seats. Floor 1 is 8,065 square feet with 159 seats. Floor 2 is 6,901 square feet with 117 seats. Floor 3 is 7,242 square feet with 147 seats. Floor 4 is 7,481 square feet with 112 seats. Alcohol sales are only from 6am-2am.

**Project Requests:** A Plan Approval to allow the continued sale and dispensing of a full-line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with an existing 39,092 sq ft restaurant with seating for 666 patrons, dancing & live entertainment, hours of operation of 24 hours daily, and a new 545 square foot outdoor eating area on public right of way having 30 patron seats.

**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-2010-3384-CUB-CUX-PA1. 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; (d) the Applicant be required to add security lighting in the rear alleyway on the property; (e) the Applicant works with the Bureau of Engineering and OHR to ensure the proposed railing for sidewalk dining not damage any historic terrazzo and the railing be removed during hours the business is closed.

**Presented by:** Reeyan Raynes

**Seconded by:** Tonja Boykin

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; No: 0; Abstention: 0; Absent: 3; Recused: 0

**OUTCOME:** Motion Passes

b. **Presentation by:** Sara Houghton; Dana Sayles

**Case Number:** ZA-2021-10414-CU-SPR; ENV-2021-10415-EAF

**Project Location:** 646 San Pedro Street, Los Angeles, CA 90021

**Project Description:** 5-story, self-storage facility for household goods totaling in 134,198 square feet and on-site surface parking for 25 automobiles.

**Project Requests:** Pursuant to LAMC 12.24 W.50, a Conditional Use Permit for a storage building for household good in the M2-2D Zone within 500 feet of an R Zone. Pursuant to LAMC 12.24 F, a request for an increase in the allowable building height in the M2-2D Zone. Pursuant to

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LAMC

12.24 S, a request for a decrease in the amount of required parking. Pursuant to LAMC 16.05, a Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area.

**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-2021-10414-CU-SPR; ENV-2021-10415-EAF. 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 spaces retain transparency at all times to allow for eyes on the street and pedestrian safety. (d) Applicant consider increasing window transparency and activation on the ground floor.

**Presented by:** Jim Raynes

**Seconded by:** Cody Nowak

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Recused^
Audrey von Ahrens	No

^Recused due to proximity of residence to Project.

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

**OUTCOME:** Motion Passes

c. **Presentation by:** Sara Houghton; Dana Sayles

**Case Number:** CPC-2021-9702-DB-CUB-SPR-HCA; ENV-2021-9703-EAF

**Project Location:** 845 Olive Street, Los Angeles, CA 90017

**Project Description:** A 19-story residential building over one level of subterranean parking, with 329 dwelling units, which also includes 11% affordable units as well as 5,300 square feet of ground and second floor retail and restaurants.

**Project Requests:** Pursuant to LAMC 12.22 A.25 (g), a Density Bonus approval for a Project having 329 residential dwelling units with 36 units restricted to VLI Households, On- and Off-menu incentives and Waiver of Development Standards. Conditional Use Permit for Alcohol, pursuant to LAMC 12.24 W.1, for the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a restaurant. Pursuant to LAMC 16.06, a Site Plan Review for a project resulting in an increase of 50 or more residential units.

**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-2021-9702-DB-CUB-SPR-HCA; ENV-2021-9703-EAF. 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; (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) request that applicant explores accommodated designated rideshare drop-

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off/pick-up and loading zone on site in lieu of no parking.

**Presented by:** Audrey von Ahrens

**Seconded by:** Tonja Boykin

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; No: 0; Abstention: 0; Absent: 3; Recused: 0

**OUTCOME:** Motion Passes

d. **Presentation by:** Jessica Hencier

**Case Number** ZA-2021-9363-MCUP, ENV-2021-9364-CE

**Project Location:** 900-956 S. Main St, 155 E. Olympic Blvd, 919-951 S. Los Angeles St., 110-130 E.9th St., Los Angeles, CA 90015

**Project Description:** The Applicant is in the process of completing a comprehensive and complete renovation of the California Market Center (“CMC”) and transforming it into a creative office and mixed-use destination with approximately 1.8 million square feet of commercial office, fashion showrooms, retail, and amenity space. The CMC spans 13 floors across the three interconnected buildings with large floor plates connected by exterior bridges overlooking an interior pedestrian and retail corridor and ground floor public plaza. Upon completion, Buildings A and B will support primarily creative office tenants, while Building C will host legacy and new fashion tenants and showrooms. Amenities for CMC tenants as well as nearby residents, workers and visitors consist of an extensive retail merchandising plan with several food and beverage offerings, including but not limited to a Food Hall, a specialty neighborhood market, and full-service restaurants. The scope of this Master Conditional Use Permit for Alcohol (“MCUB”) and the 20 requested permits for on-site and off-site sales pertains to the CMC’s proposed retail merchandising and food and beverage plan within the 22 identified retail spaces (“Proposed Project”).

**Project Requests:** Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Master Conditional Use Permit (“MCUB”) for the sales and/or dispensing of a full line of alcoholic beverages for nineteen (19) on-site full line permits including takeout, and one (1) off-site permit with the option for these full line permits to be instead for beer / wine only within the retail commercial space (136,380 square feet) and the outdoor dining area (19,360 square feet) of the existing building.

**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. C ZA-2021-9363-MCUP, ENV-2021-9364-CE. 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; (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

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should be provided in the public right away along with a specific plan for cleaning and maintenance;  
(g) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

**Presented by:** Tonja Boykin

**Seconded by:** Tyler Murphy

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; No: 0; Abstention: 0; Absent: 3; Recused: 0

**OUTCOME:** Motion Passes

**Presentation by:** Steve Rawlings<sup>1</sup>

**Case Number** ZA-2021-9035-CUB

**Project Location:** 1100 S Flower St, Los Angeles

**Project Description:** A Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for on-site consumption (ABC Type 47 License) in conjunction with an existing 13,755 sq ft restaurant that has 316 indoor seats and 62 outdoor seats with hours of operation from 11 am to 11 pm daily in a LAR5 Zone.

**Project Requests:** Requesting a CUB in order to sell beer, wine, and distilled spirits for on-site consumption at a restaurant.

**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-2021-9035-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.

**Presented by:** Jim Sarratori

**Seconded by:** Reeyan Raynes

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; No: 0; Abstention:0; Absent: 3; Recused: 0

**OUTCOME:** Motion Passes

<sup>1</sup> Item e is moved to first presentation.

# PLANNING & LAND USE COMMITTEE

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8. 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.)
9. Committee Member Comments and Announcements
10. Proposed delivery dates – Motions, Letters and Minutes 03/01/2022
12. Next Meeting(s) 03/15/2022 and 04/19/2022
13. Adjourn

**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](mailto:ethics@lacity.org)/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](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/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](http://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](mailto: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](mailto:NCsupport@lacity.org).*