

CITY OF LOS ANGELES  
CALIFORNIA

PLANNING & LAND USE COMMITTEE

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

Tuesday, November 18, 2022 – 6:30 PM

**Contact:** 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.

**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.*

**CONSENT ITEMS:** *There will be no separate discussion of Consent items as they are considered routine and will be adopted by one motion. If a member of the Board, Committee, or a stakeholder requests discussion on a particular item, that item will be removed from Consent and considered separately. Such items will be moved to the end of the agenda.*

**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 Department of Recreation & Parks - Pershing Square Office, 532 S. Olive 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).*

1. Call to Order / Roll Call

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

1. Committee Member Introductions
2. Approve Minutes from 9/2022
3. Report on last DLANC Board Meeting concerning items presented by PLUC.
4. Declarations of Ex Parte communications
5. 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.)
6. 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.
7. Old Business  
None

## 8. New Business

- a. Presentation by: Jim Pugh

**Case Number:** CPC-2017-505-ZV-SPPA-DD-SPR

**Project Location:** 754 S. Hope St; 609-625 W. 8thSt

**Project Description:** The proposed project is a 50-story mixed-use tower located on 8th Street between Grand and Hope. The project will be comprised of 554,927 square feet, with a maximum of 580 dwelling units and approximately 7,499 square feet of ground floor commercial/retail space. All residential uses on the project will be for rent.

**Project Requests:** 1. Pursuant to Los Angeles Municipal Code Section (LAMC) Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from one Donor Site to the Project Site (Receiver Site). The Donor Site, the Los Angeles Convention Center, located at 1201 S. Figueroa Street, a City-owned property, will transfer 346,853 square feet to the Project Site (Receiver Site).

2. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance to permit 60 percent of the required residential primary parking spaces as compact spaces, in lieu of the required minimum of one primary standard space for each residential unit otherwise required by LAMC Section 12.21-A,5(c) and to permit the parking of compact spaces in a tandem configuration.

3. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance to permit reduced drive aisle widths of 24 feet in lieu of the required 27-foot 4-inch drive aisle for a 8-foot 6-inch wide standard stall and 25-foot 4-inch drive aisle otherwise required for a 7-foot 6-inch wide compact stall as outlined in LAMC Section 12.21-A,5(a).

4. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance for relief from providing an additional 10-inch clear space to the parking stall widths when adjoined on their longer dimension by an obstruction, such as a fence, wall, column, post or similar obstruction (including EV chargers), otherwise required by LAMC Section 12.21-A,5(a)(1)(ii).

5. Pursuant to LAMC Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (VTTM) No. 74876, to merge three (3) existing lots and portions of the public right-of-way, including: i) eight feet along the west side of 8th Street, ii) corner cuts on both sides of 8th Street, iii) a limited dedication of 3 feet along Hope Street; iv) to re-subdivide the land into one ground lot and nine airspace lots; and v) to waive the 2-foot and 10-foot street dedications along the west side and east side of 8th Street, in order to maintain the 23-foot half-roadway and in order to provide for the 12-foot required sidewalk, through the VTTM.

6. Pursuant to LAMC Section 12.22-A,30.C(e), the Applicant requests a Specific Plan Project Permit Adjustment to deviate from the provisions of the 2017 Downtown Design Guide to allow for balcony projections in the right-of-way to begin at a lower elevation of 25 feet above the sidewalk in lieu of a minimum vertical height of 40 feet above the sidewalk to accommodate for street trees, as recommended by the Downtown Design Guide.

7. Pursuant to LAMC Section 12.22-A,30.C(e), the Applicant requests a Specific Plan Project Permit Adjustment to deviate from the provisions of the 2017 Downtown Design Guide to allow for less than 75 percent active uses along the retail streets of Hope Street and Grand Avenue and along the non-retail street of 8th Street.

8. A Director's Decision under LAMC Section 12.21-G,3 may determine that a site cannot feasibly accommodate a required tree and allow an in-lieu fee to be used to satisfy a Development Tree Planting Requirement. Pursuant to LAMC Section 62.177, the Applicant requests to pay a Development Tree Planting Requirement In-Lieu Fee for a total of 70 trees otherwise required to be planted within the Project pursuant to LAMC Section 12.21-G,2.(a)(3).

9. Pursuant to LAMC Section 16.05, the Applicant requests that Site Plan Review Findings be made for a project that results in a net increase of 50 or more dwelling units.

10. The Applicant requests approval of a haul route permit.

11. The Applicant requests approval for the removal of seven (7) existing street trees and the planting of new street trees within the public right-of-way from the Urban Forestry Division of the City Department of Public Works.

**Recommended action: To be determined**

b. Discussion and possible action to submit a CIS on CF 22-0617: Downtown Los Angeles Community Plan Update / 2040

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 11/1/2022
12. Next Meeting(s) 11/15/2022
13. Adjournment