

CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

SAMIR BITAR
CHAIR

PATTI BERMAN
AUDREY VON AHRENS
TONJA BOYKIN
TYLER MURPHY
REEYAN RAYNES
JOHN SWARTZ
CHRISTIAN DITTMER
MICHAEL ROBLETO
ALLEN GROSS
JUSTIN WEISS



WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE REGULAR MEETING MINUTES

Little Tokyo Branch Library
203 S Los Angeles St, Los Angeles, CA 90012
Tuesday, October 24, 2023 - 6:30 PM

Contact: Samir.bitar@dlanc.com for more information

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria Debby Zhou por correo electrónico debby.zhou@dlanc.com para avisar al Concejo Vecinal.

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 comment is limited to 2 minutes per speaker unless adjusted by the presiding officer of the Board.

1. CALL TO at 6:34pm ORDER AND COMMITTEE ROLL CALL

Samir Bitar – Chair	Present
Audrey von Ahrens - Secretary	Present
Patti Berman	Absent
Tyler Murphy	Present
Christian Dittmer	Present
Michael Robleto	Present
Reeyan Raynes	Present
John Swartz	Absent
Justin Weiss	Present
Tonja Boykin	Absent
Allen Gross	Present

2. Committee Member Introductions

3. Approve Minutes from 09/2023, 08/2023, 05/2023

Presented by: Reeyan Raynes

Seconded by: Tyler Murphy

Approved Unanimously

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

a. 626 S. Spring St., Unit B PASSED, with additional condition

5. Declarations of Ex Parte communications

6. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Committee’s subject matter jurisdiction. 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. **OLD BUSINESS –**

Update on 670 Mesquite (Bjarke Ingles Group project)

Update DTLA 2040 Community Plan

9. NEW BUSINESS

a. **Presentation by:** Samantha Dorenfeld (Kristen)

Case Number: ENV-2021-2232-EIR; CPC-2021-2231-GPA-VZC-HD-VCU- ZV-SPR

Project Location: 2045 East Violet Street (2030 - 2060 East 7th Street; 715 - 829 East Santa Fe Avenue; 2016 - 2043 East 7th Place and 2017 - 2051 Violet Street, Los Angeles, California 90021)

Project Description: Continued use and maintenance of the 244,795 square-foot Warner Music Group building and associated automobile parking garage. Construction of a new 13-story, 450,599 square-foot building featuring 435,100 square feet of office uses, 15,499 square-feet of ground floor retail, 20,418 square-feet of open space in balconies/roof decks for office use, 10,643 square-feet of shared deck area, and 42,957 square-feet of shared publicly accessible open space at the ground level. Parking is both underground and wrapped by the building in a 7-story structure that includes four below-grade levels, one at-grade and two above-grade levels.

Project Requests

- i. General Plan Amendment from “Heavy Manufacturing” to “Regional Center Commercial.”
- ii. Zone and Height District Change from the M3-1-RIO Zone to the C2-2- RIO Zone.
- iii. Vesting Conditional Use for a Major Development Project.
- iv. Vesting Conditional Use to allow Floor Area Ratio averaging in a Unified Development (the Project Site.)
- v. Zone Variance to permit a loading zone to be provided with vehicular access from a public street.
- vi. Site Plan Review.
- vii. Vesting Tentative Tract Map for merger and resubdivision.
- viii. CEQA review.

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. ENV-2021-2232-EIR; CPC-2021-2231-GPA-VZC-HD-VCU- ZV-SPR. 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) 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; (e) Applicant places architectural and security lighting on the west side of the building; (f) Applicant work with DTOP regarding traffic patterns along vacated alley along 7th place.

Presented by: Audrey von Ahrens

Seconded by: Tyler Murphey

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	Yes

Patti Berman	Absent
Tyler Murphy	Yes
Christian Dittmer	Yes
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Yes

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 3; Recused: 0

OUTCOME: Motion Passes

- b. **Presentation by:** Applicant Rep. Kevin Franklin 213 706-6997
Case Number: ZA-2023-5777 CUB (pending abc license number 649216)
Project Location: 888 S. Figueroa St.
Project Description: On site sale of beer and wine in a restaurant. No live entertainment, dancing or Karaoke is proposed. Food sales to coincide with alcohol sales. Hours of operation from 11a- 10 pm daily. Seating of 58 total patrons (38 inside 20 patio with barrier to be determined by ABC)
Project Requests: On site sale of beer and wine in a restaurant. No live entertainment, dancing or Karaoke is proposed. Food sales to coincide with alcohol sales. Hours of operation from 11a- 10 pm daily. Seating of 58 total patrons (38 inside 20 patio with barrier to be determined by ABC)
- Recommended action:** No-show: postponed to next meeting.
- c. **Presentation by:** Applicant Rep. Kevin Franklin 213 706-6997
Case Number: ZA-2023-6343-CUB
Project Location: 740 E 3rd St.
Project Description: On site sale and consumption of a full line of alcohol in a proposed restaurant
Project Requests CUP with Type 47 license with no live entertainment, dancing, or Karaoke
- Recommended action:** No-show: postponed to next meeting.
- d. **Presentation by:** Sarah Houghton
Case Number: DIR 2023 1379 DB SPR HCA/ENV 2023 1380 EAF
Project Location: 222 W. 12th Street, 1204-1216 S. Olive Street
Project Description: The proposed project is for a new 8-story, 105'-9" in height multifamily residential dwelling building having 401 dwelling units with 45, or 11% of the total units, reserved for Very Low Income households, and approximately 8,699 square feet of ground floor commercial uses.
Project Requests: The project is requesting a Density Bonus approval with one incentive for a reduction in Open Space, and Site Plan Review.

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. DIR 2023 1379 DB SPR HCA/ENV 2023 1380 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) 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; (e) Applicant ensures enclosure along Olive St. courtyard is transparent/permeable and not a solid wall and is transparent for allowing eyes on the street; (f) Applicant adds exterior lighting on east alleyways and all alcoves.

Presented by: Reeyan Raynes

Seconded by: Justin Weiss

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	Yes
Patti Berman	Absent
Tyler Murphy	Yes
Christian Dittmer	Yes
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Yes

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 3; Recused: 0

OUTCOME: Motion Passes

10. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Committee’s subject matter jurisdiction. 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.)

11. Committee Member Comments and Announcements

12. Proposed delivery dates – Motions, Letters and Minutes 11/01/2023.

13. Next Meeting(s): November 21, 2023

14. Adjournment at 8pm

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/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, debby.zhou@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. 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.)

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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.*