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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE

http://groups.yahoo.com/group/DLANC_Planning/

Committee Board Co-Chair James Doizaki • jdoizaki@yahoo.com
Committee Public Co-Chair Shiraz Tangri • Planning@DLANC.com

When: TUESDAY • November 18, 2008 • 6:30 p.m.

Where: Villa Flores • 1020 S. Flower Street • Los Angeles, CA 90015

MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at 6:40 pm.

Committee members present: Shiraz Tangri, James Doizaki, Tanner Blackman, Russell Brown, Scott Bytof, Bernard Chang, General Jeff, Gunnar Hand, Victor Moller, Mike Pfeiffer, Brady Westwater.

2. Public comment

No public comments were made at this time.

3. Presentation by Veronica Becerra (Rabuild Commercial) regarding proposed 43-story residential condominium building at 1340 S. Figueroa Street

Presented by Veronica Becerra of Rabuild Commercial for the developer California Human Technologies. Project consists of a 43 story, 273-unit, market rate condominiums with above grade podium parking, 18,000 sf of ground floor retail including open space to activate Flower Street. Daniel Libeskind is the architect. Has solicited and incorporated input from the CRA and the City's Urban Design studio. Applicant is seeking a general plan amendment, zoning variance and a zone change. Proposed tenants for the ground floor retail to be 2 restaurants and a high level spa. Currently the site is a vacant lot used for parking. Project seeks to obtain LEED certification. Looking to break ground in early 2009, project will take 3 years to complete.

Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the condominium project at 1340 S. Figueroa Street; seconded by Gunnar Hand. Motion passed unanimously.

4. Update by Brandon Finch (EPG) regarding application for bar/lounge with alcohol service, live entertainment and public dancing at art gallery at 710 S. Santa Fe Avenue

Presented by Elizabeth Peterson of EPG Inc. for the owner, Jeffrey Birkmeyer. Project consists of a proposed restaurant/lounge space in an existing gallery, the Firehouse, in the Arts district. Applicant is seeking a

conditional use permit for serving a full line of alcohol for on-site consumption, for outdoor dining, and for live entertainment and patron dancing. The Committee requests that the applicant vet potential parking and noise concerns to neighboring residents and loft owners.

Co-Chair Tangri moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project at 710 S. Santa Fe Avenue; seconded by Gunnar Hand. Motion passed: Yes - 8, Abstain - 1.

5. Update by Brandon Finch (EPG) regarding Belasco Theater nightclub project at 1050 S. Hill Street

Presented by Elizabeth Peterson of EPG Inc. for the developers, John & Christina Kim. The applicant submitted a security plan and a parking plan for the proposed Belasco Theater project. Planned uses for the theater include theatrical performances, restaurant dining, nightclub dancing, religious ceremonies and other entertainment uses. Permit approval subject to various conditions compliance. Applicant is planning to meet with the neighboring Mayan Theater. This item will be continued for a future meeting.

Sammy Chao, operator of the Mayan theater, voiced concerns over operating 2 large nightclubs so close to each other. Mr. Chao is willing to discuss his concerns with the Belasco theater group.

6. Presentation by Kate Bartolo (Kate Bartolo & Associates) regarding CUB application for full-line of alcohol service and live entertainment at bar/lounge and restaurant at 801 S. Hill Street and 410 W. 8th Street

Presented by Kate Bartolo for the developers, Zaytim LLC and South Olive Investor LLC. Project consists of a 2,500 sf restaurant and 6,800 sf nightclub space located on the ground floor. The current site is the old Wells Fargo Bank space and has been vacant for 29 years. Applicant is seeking a conditional use permit for serving a full line of alcohol for on-site consumption for the proposed restaurant space and a conditional use permit for serving a full line of alcohol for on-site consumption and live entertainment with patron dancing for the proposed nightclub space. LAPD and City Council are not opposed to this project. The long term goal is to redevelop and activate the entire block.

Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant/lounge project at 801 S. Hill Street and 410 W. 8th Street; seconded by Russell Brown. Motion passed unanimously.

7. Presentation by Kate Bartolo (Kate Bartolo & Associates) regarding CUB application for full-line of alcohol service at restaurant at 501 W. 6th Street

Presented by Kate Bartolo for the owner, Tony Riviera. Project consists of a proposed 10,000 sf restaurant and lounge space. Applicant is seeking a conditional use permit for a full line of alcohol for on-site consumption and live entertainment for patrons. Tony's Steak house operates several restaurants in the Southland area. These restaurants offer Ruth Chris style quality at a lower price point. This project seeks to activate a streetscape that has been vacant for over 17 years.

Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project at 501 W. 6th Street; seconded by Mike Pfeiffer. Motion passed unanimously.

8. Presentation by Tara Hamacher (National Preservation Partners) regarding historic buildings on Broadway and in the Historic Core

Tara Hamacher of National Preservation Partners gave a presentation on historic buildings on Broadway and in the Historic Core. Tara is a consultant that specializes in historic buildings and provides clients with services on how to preserve, protect and revitalize historic buildings. Services provided range from market studies,

programming analysis, financing analysis and architectural assessments to develop specific recommendations for owners of historic buildings.

9. Discussion of DLANC-area projects proposed for no position:

- i. 900 W. Olympic Blvd. (ZA-2008-3847-PAB) – Plan approval for restaurant within LASED Specific Plan area.
- ii. 760 S. Hill Street (ZA-2008-4108-CUX) – Revision to existing CUB to add patron dancing. Note: DLANC supported approvals for this project (Union Lofts) in 3/2007.
- iii. 1340 S. Olive Street (ZA-2008-3286-ZV-SPR) – Zone variance to reduce overall parking bay width by 10% in 150 unit condominium. Note: DLANC supported approvals for this workforce housing project in 7/2008.

Russell Brown moved that on behalf of the DLANC Board, the Committee hereby votes to take No Position with respect to the applications filed with the LA City Planning Department listed in the table attached to the Agenda of this meeting; seconded by Bernard Chang. Motion passed unanimously.

10. Discussion of proposed Development Standards and revisions to PLUC Evaluation Criteria and Guiding Principles

This item was continued for a future meeting.

11. Update regarding PLUC website and related organizational issues

Co-Chair Tangri presented a mock website page for the Committee’s review. The website is intended to be very user friendly, especially on the back end as well as the front end. Back end designed to allow linking of documents and calendar entries to relevant items. Discussion as to whether public comments should be allowed and if so, should the site be moderated. Final programming for a fully functioning draft site should be completed in time for presentation to the DLANC Board at the next Board meeting in December.

12. Update regarding Historic Survey Map

This item was continued for a future meeting.

13. Approval of minutes from prior meetings on September 25 and October 21

Co-Chair James Doizaki moved approval of the minutes from the September and October meetings, Russell Brown seconded. Motion passed unanimously with absent members deemed abstaining.

14. Future agenda items

Next meeting will be on Dec 16.

15. Board member comment

Westwater gave a brief update on the Freeway Cap Park committee meeting.

16. Adjournment

At 10:05 pm the meeting was adjourned by consensus.