

CITY OF LOS ANGELES

CALIFORNIA



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE

<http://DLANC.com/Planning/>

Committee Board Co-Chair James Doizaki • jdoizaki@yahoo.com

Committee Public Co-Chair Shiraz Tangri • Planning@DLANC.com

When: TUESDAY • April 21, 2009 • 6:30 p.m.

Where: The Exchange • 114 W. 5th Street • Los Angeles, CA 90014

MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at 6:45 pm.

Committee members present: Shiraz Tangri, James Doizaki, Tammy Billings, Tanner Blackman, Russell Brown, Scott Bytof, General Jeff, Mamta Patel, Mike Pfeiffer, David Poffenberger, Brady Westwater.

Unexcused: Bernard Chang, Victor Moller

2. Public comment

Keith Coleman – will be presenting a CUP application for the Shell gas station at Olympic & Grand at a future meeting.

3. Presentation by Chris Parker (Pacific Crest Consultants) regarding proposed medical office building on Good Samaritan Campus at 1139-1145 W. Wilshire Boulevard

This item was continued for a future meeting.

4. Presentation by Kate Bartolo (KBA) regarding site plan approval for Versus Entertainment Venue at 618 S. Spring Street

Presented by Kate Bartolo representing the new club operator and owners. The project site is the former Stock Exchange club and Margarita Jones nightclub venue. The prior ownership group invested over \$2 million in site improvements. The current owner is a global sports & entertainment operator with several locations in other major cities. The applicant is seeking plan approval to

continue the existing conditional use permit for dispensing a full line of alcohol for onsite consumption and patron dancing. To remove the stigma from the revocation proceedings against the prior operators and ownership, the applicant has met with LAPD and voluntarily agreed to more stringent conditions. One of the voluntary conditions is to donate \$1 for every bottle of water sold towards Downtown homeless housing services. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the club project at 618 S. Spring Street subject to conditions from LAPD and Council District 9, seconded by Mike Pfeiffer. Motion passed unanimously.

5. Presentation by Kate Bartolo (KBA) regarding plan approval for proposed bar at 656 S. Main Street

David Poffenberger recused himself from this discussion. The project site is the former Crabby Joe's bar, and the interior evokes a 1940s style lounge similar to the Crown Bar which is another location operated by the owner in West Hollywood. The applicant is seeking a conditional use permit for a full line of alcoholic beverages for on site consumption, similar to the existing permit that was approved for the former bar. The applicant has letters of recommendation from other city council offices. The Committee recommends that the applicant seek input and conditions for approval from the LAPD and City Council office. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the bar project at 656 S. Main Street subject to conditions from LAPD and Council District 9, seconded by Russell Brown. Motion passed unanimously.

6. Presentation by Mendrick Leelin regarding CUB application for proposed restaurant project at 501 W. Olympic Boulevard

Presented by Mendrick Leelin representing his family, the owners and operators of Yojie Fondue & Sake bar. The ownership group also operates Goldilocks bakery and restaurants in southern California. Yojie Fondue serves Japanese style Shabu Shabu & Sukiyaki meals. The applicant is seeking a conditional use permit for beer and wine sales for onsite consumption in the restaurant. David Poffenberger moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project at 501 W. Olympic Blvd, seconded by Russell Brown. Motion passed unanimously.

7. Presentation by Brandon Finch (EPG, Inc.) regarding CUB application for CUB/CUX application for a proposed restaurant and special events space at the Fine Arts Building at 811 W. 7th Street

Presented by Brandon Finch of EPG, Inc representing the owner. The project site was formerly a McDonalds restaurant, located on the ground floor of the Fine Arts Building. The applicant is seeking a conditional use permit for a full line of alcoholic beverages for onsite consumption in the proposed restaurant space, with live entertainment and patron dancing. Brady Westwater moved that the Committee recommends that the DLANC Board write a letter of support for the restaurant project at 811 W. 7th Street, seconded by Mike Pfeiffer. Motion passed unanimously.

8. Presentation by Brandon Finch (EPG, Inc.) regarding CUB application for CUB/CUX application for two proposed restaurants, a café/gourmet shop and jazz club at the NCT Building at 800-810 S. Spring Street

Presented by Brandon Finch of EPG, Inc representing the owner. The project site is located on the ground floor and basement of the National City Tower, a mixed use adaptive reuse property. The applicant is seeking a Master conditional use permit for a full line of alcoholic beverages for onsite consumption for 2 proposed restaurant spaces, beer and wine sales for offsite consumption for a gourmet shop space, and a full line of alcohol beverages for onsite consumption for a proposed basement lounge and bar. The developer does not have operators or tenants for these spaces yet, seeking the entitlements to induce tenants. The Committee recommends that the applicant seek input

and conditions for approval from the LAPD and City Council office. David Poffenberger moved that the Committee recommends that the DLANC Board write a letter of support for the projects at 800-810 S. Spring Street subject to conditions from LAPD and Council District 9, seconded by Brady Westwater. Motion passed unanimously.

9. Presentation by Jessica Beroukhim (Craig Lawson & Associates) regarding proposed residential condominium project at 1050 S. Grand Avenue

Presented by Jessica Beroukhim of Craig Lawson & Associates representing the owner. The project consists of a 22 story high rise tower, 151 residential market rate apartments built to condominium standards with 5,600 sf of ground floor retail and over 245 parking spaces. The applicant is seeking a tentative tract map, a renewal of zone variances and a site plan review. Parking consists of a three level underground and four level above grade parking podium with screening. The site is currently a vacant lot used for parking. The applicant has met with the City's Urban Design Studio and incorporated input received from the Studio into the proposed design. Russell Brown moved that the Committee recommends that the DLANC Board write a letter of support for the residential project at 1050 S. Grand Avenue, seconded by Brady Westwater. Motion passed unanimously.

10. Discussion of DLANC-area projects proposed for no position

- a. 762 E. 12th Street – Preliminary parcel map for conversion of existing commercial property into 3-unit commercial condominium

Co-Chair Tangri 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 James Doizaki. Motion passed unanimously.

11. Discussion of proposed 2009-2010 DLANC Budget and PLUC budget requests

Co-Chair Tangri polled the Committee for 2009-10 budget requests. After a brief discussion the Committee decided to earmark \$2,500 for Central City Plan update projects.

12. Brief discussion on City's Transit Oriented Development strategy

Co-Chair Tangri updated the Committee on a City sponsored trip to Portland to tour various transportation venues. Portland's public transit system is well developed and can provide Los Angeles with several ideas and potential public transit options.

13. Brief update regarding proposed amendments of Cultural Heritage Ordinance

The City is hosting a meeting on the proposed Cultural Heritage ordinance amendment at CCA on Thursday. The City will be soliciting public comments on revisions to the current ordinance.

14. Brief update on re-designation of 14th Street between Hooper Avenue and Central Avenue from a Secondary Highway to a local street, and proposed street vacation

Co-Chair Tangri updated the Committee on the proposed re-designation and street vacation at 14th Street and Central Avenue, known as the Coca Cola project. The project involves building a new warehouse and the vacation of an adjacent street to block transit through the project.

15. Brief update of proposed revisions to City sign ordinance and related interim control ordinance

The City held a public hearing at City Hall and solicited public comments. The current ordinance is viewed as too punitive, and that it needs to be more flexible for current issues.

16. Brief update regarding DLANC and PLUC websites and related organizational issues

The current Web designer is behind in his commitment to finish this project. The designer has acknowledged the tardiness and promises to deliver a finished functional site in time for the next DLANC Board meeting.

17. Brief update on Bringing Back Broadway and related streetscape design project presentation on May 27, 2009

Bringing Back Broadway will be hosting a public presentation for the streetscape design project on May 27. As many as three different streetscape designs are expected to be shown at this event.

18. Approval of minutes from prior meetings on: February 25, 2009 and March 17, 2009

This item was continued for a future meeting.

19. Future agenda items

Next Committee meeting scheduled for May 19, at a potential site in City West.

20. Board member comment

No Board member comments were made at this time.

21. Adjournment

At 9:30 the meeting was adjourned by consensus.