

# CITY OF LOS ANGELES

CALIFORNIA



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## 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](mailto:jdoizaki@yahoo.com)  
Committee Public Co-Chair Shiraz Tangri • [Planning@DLANC.com](mailto:Planning@DLANC.com)

**When: TUESDAY • June 16, 2009 • 6:30 p.m.**

**Where: 100 Wilshire Boulevard • Los Angeles, CA 90017**

### MINUTES OF MEETING

1. Call to order and roll call

Co-Chair Shiraz Tangri called the meeting to order at 6:44 pm.

Committee members present: Shiraz Tangri, James Doizaki, Russell Brown, Scott Bytof, Gunnar Hand, Brady Westwater, General Jeff, Tammy Billings, Mamta Patel, Jed Springer (Bernard Chang alternate).

Co-Chair Tangri noted that public members Victor Moller and David Poffenberger have resigned from the Committee due to scheduling conflicts and other time commitments.

Excused Absences: Mike Pfeiffer and Tanner Blackman.

2. Public comment

Tara Devine from Jose Huizar's office, Council District 14, provided an update on the City's proposed Medical Marijuana Ordinance. Since the interim control ordinance was enacted in August 2007, 600 hardship exemptions have been filed with the City for new dispensaries. The PLUM Committee is currently scheduling hardship reviews, and the City Council is reviewing a proposal to remove the hardship exemption from the ICO. The City Attorney has drafted a proposed ordinance that focuses on health and safety, whereas the City Council had directed them to craft an ordinance that focuses on location and planning issues, such as appropriate time, place and manner restrictions.

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

No action was taken. The development is being substantially revised, and this agenda item will be continued to a future meeting.

4. Presentation by Molly Rysman (Skid Row Housing Trust) regarding proposed Pershing Hotel project at 500-502 South Main Street

Presented by Molly Rysman representing the Skid Row Housing Trust. No application has been filed with the City and the developer is not currently seeking an entitlement for this project, but is applying for potential financing. The Committee reviewed the design of the 100 unit mixed-income affordable housing project with supportive services, retail, and underground parking. The project will maintain the existing facade and build a 4-story modern addition. After a brief discussion, Shiraz Tangri moved that the Committee write a letter of support for the project for its addition to the local housing stock, preservation of the existing facade, contemporary design, and community outreach efforts, seconded by Gunnar Hand. Motion passed unanimously.

5. Presentation by Bill James (Architect) regarding proposed application for CUB/CUX for Tower Theatre at 800-802 South Broadway

Presented by Bill James, the architect and owner's representative. The applicant is requesting a master CUB/ CUX for the sale of a full line of alcohol at a restaurant in the basement, a restaurant, lunge, and dance floor on the ground floor, an outdoor restaurant along the 8th Street facade with street seating, and a VIP room bar and lounge on the top floor. The occupancy of the entire building is 900 people. The applicant, the Delijani family, seeks for the operation hours to be from 11:00 am to 4:00 am, with last call for alcohol at 1:00 am. The Committee questioned the lack of detail of the proposal, including concerns about historic preservation and permitting, operations plan, and security plan. After a brief discussion, Shiraz Tangri recommended a letter of support for the project located at 800-802 South Broadway subject to conditions from the LAPD and Council District 14. The motion also requests that the project proponent return to the next PLUC meeting with more information on the operation and security plans, seconded by General Jeff. Motion passed with two abstentions (Brady Westwater and Gunnar Hand).

6. Presentation by Avraham Farzan (LA Waster Collection) regarding proposed zone variance for the establishment of a recycling center at 2181 E. 10<sup>th</sup> Street

Item was continued from the previous PLUC meeting on May 19, 2009. Presented by Avraham Farzan, the owner. The applicant is requesting a zone variance to allow the use of a recycling center in the PF-1XL zone. The applicant has been operating the property without a permit since October 2008. The project is leased from the California Transportation Department (Caltrans). The proposal is a bulk, contract only recycling buyback center and does not allow walk-in customers. Adjacent property owners expressed concern about reduced property values and the potential for such a use to attract transients and other criminal activity. Clear signage indicating no walk-in customers allowed needed on property. Representative of the adjacent property owner will prepare and send conditions that they would like to see for this proposal. Shiraz Tangri moved that the Committee write a letter of support subject to the conditions from the LAPD and Council District 14, including clear signage, the prohibition of walk-in customers, and that a sunset review be applied to the permit upon the transfer of ownership of the lease, seconded by Brady Westwater. Motion passed unanimously.

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

- a. 523 W. 6th Street - Categorical exemption from implementing energy saving plan (ENV-2009-1642-CE).
- b. 851 S. Grand Ave. - Cultural monument designation (CHC-1985-HCM).
- c. 116 S. Main Street - Coastal Exemption (CEX-1999-0037).

Co-Chair James Doizaki 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 above; seconded by Shiraz Tangri. Motion passed unanimously.

8. Update regarding City Planning Commission hearing regarding proposed amendments to Cultural Heritage Ordinance

Co-Chair Tangri has worked with the Central City Association (CCA), the LA Conservancy and others to draft several proposed amendments to the City's revised Cultural Heritage Ordinance. Current monument owners have concerns about the potential economic burdens of said ordinance. At the hearing held on June 11, 2009, the City Planning Commission identified 11 specific issues with the proposed ordinance, including several issues raised by the property owners. The Planning Commission continued the hearing to their July 9, 2009 meeting. After a brief discussion, Russell Brown moved to write a letter of support that generally supports the Ordinance and requests that the City Council continue to work with opponents to the ordinance on a compromise, seconded by Brady Westwater. Motion passed unanimously.

9. Update of City Council action on proposed revision to City Sign Ordinance and Related Interim Control Ordinance

No action was taken.

10. Update on Bringing Back Broadway and related streetscape design project presentation on May 27, 2009

No action was taken.

11. Approval of minutes from prior meetings on May 19, 2009

Shiraz Tangri moved that the meeting minutes be approved, seconded by Gunnar Hand. Motion passed with abstentions (Tammy Billings and Brady Westwater).

12. Future agenda items

No future agenda items were proposed at this time.

13. Board member comment

No Board member comments were made at this time.

14. Adjournment

At 9:22 pm the meeting was adjourned by consensus.