

Monthly HCNC/LARABA Urban Design/Land-Use Committee meetings occurring on the 3RD WED of EVERY MONTH @ 7:00 PM to 9:00 PM Pacific Time unless otherwise noted

**Wednesday, December 16, 2015**

**HCNC/LARABA**

**Urban Design & Land Use**

**Committee Meeting**

SciArc

7:00-9:00pm

Room 160

minutes taken for LARABA by Angel Castillo

**ROLL CALL**

Yuval Bar-Zimmer

Mark Borman

Mark Rothenberg

Tyler Stonebreaker

George Rollins

Ron Fong

Gabrielle (7:09) arrival

**APPROVAL OF MINUTES (November, 2015)**

Motion: Mark R.

Second: Yuval Bar-Zimmer

OUTCOME: Approved

***Boutique Hotel – Seaton***

Tyler Stonebreaker

400 S. Alameda (corner of 4<sup>th</sup> and Alameda)

- Idea is preliminary, seeking community support (project 2-3 years out, cannot proceed until there is clarity with HI ordinance (M3 zone, hotel not allowed with current zoning)
- Existing 3 story brick structure (building will **NOT** be torn down)
- Huizar was supposed to accept building as boutique hotel, idea of project is to house visitors that are coming to the area for the “Arts District gallery experience” (artists, art collectors, cultural tourists, looking for AD walking experience)
- There are HI ordinance issues

Basic ask, adaptive reuse

- concept will preserve building, zero lot line condition exists for building.
- 67 rooms, atrium, small restaurant, small screening room, roof will have swimming pool and gym.
- No parking planned for, as visitors will be encouraged to take Metro, Uber (emphasis on walking experience). If concept approved by city, will look into off site parking.
- Materials and fixtures will call to Mexico City feel (Cultural tie into Boyle Heights)
- Requesting support letter from LUC

**MARK R:** Any opposed to concept? (Yuval and Ron voiced support for project/writing letter)

Q. What is the timing of letter of support?

A. Needs application before January, so would like letter before then.

**Skid Row representative (General Jeff):**

Q. Will planted trees be affected?

A. No.

**Gabrielle Newmark:** Noted trees on street are struggling (water issues)

Q. Would group consider tending to the trees?

A. Yes, of course. Existing trees add to site beautification.

Q. As project is adjacent to Little Tokyo, have you considered utilizing their parking structures?

A. Yes

**Creative Spaces**

**Arts District**

**Informational/Preliminary Presentation**

5) **Kinfolk (presented by Arianna Martina)**

Elizabeth Peterson Group

Arts District

Restaurant, Bar, Cafe or Coffee house, Event venue (book parties, fashion launches, etc), retail store, office space in back

2028 E. 7<sup>th</sup> Street

L.A., CA 90021

Multidisciplinary lifestyle brand, started in Tokyo with custom steel bicycles. Small lounge in Tokyo, opened location in Brooklyn and has retail store for clothing.

*\*See attachment for presentation used at meeting*

- 11,200 sf fusion space
- requesting dancing permit
- 32 parking spots in rear of building, in discussions for off site parking (Mark Borman owns building and is working with other properties to purchase/rent additional spaces)
- 6pm to 2am liquor license requested (bar/restaurant)

First event for organization is with L.A. Book Fair in February (in event space). Has not completed construction on offices, ZA hearing next week (Tuesday, 12/22/15).

Q. Are you looking for a letter of support?

A. Yes (Yuval mentioned that they would need a letter from LARABA) Gabrielle will organize letter to be compiled.

6) **Metro Regional Connector**

Young-Gi Kim

Informational update

Arts District

**(No Show to meeting)**

7) **Committee Procedures**

a. Review and modify to allow smoother processing of applicants and enact practical processes for committee and board.

**Ron Fong:** We need to re-draft procedures for letter writing. Currently, Executive board *CANNOT* approve letters (HCNC or Executive committee *MUST* approve letters before written).

Suggesting re-write to be able to generate letters in urgent situations. Email votes can count, but at least one person on the Exec. Committee should be physically accessible if other board members wanted to “attend” discussions.

**Ron:** Should have draft available for review by next weekend

**Yuval:** Reviewed Metro advisory meeting he attended. Asked about pushing building to NE area of the lot. Metro said they did studies but didn't have anything to share.

Said NE corner was too difficult to build over storm drain. Yuval suggested pushing building (triangle corner, close to Lucky Brand parking lot). Issue with that suggestion is loss of parking spaces, but many Metro officials agreed with suggestion. Needs to be submitted to Metro Board for final approval. Hoping for positive outcome.

*News update:* Yuval's company close on signing lease for 7<sup>th</sup> street project. Heard talk that the Greyhound Station may relocate (speculative).

#### 8) **New Business**

None.

#### 9) **Public Announcements**

None.