

OFFICERS

Alan Kumamoto, President
Lydia Moreno, 1st Vice President
George Yu, 2nd Vice President
Laura Velkei, 3rd Vice President
Shirley Zhang 4th Vice President
Lydia Moreno, Treasurer
Shirley Zhang, Secretary

H C N C
Historic Cultural Neighborhood Council



HISTORIC CULTURAL NEIGHBORHOOD COUNCIL
c/o Koban 307 E First Street
Los Angeles, CA 90012

President: hcncla@gmail.com
Secretary: hcncla@gmail.com
t. 213. 849.0012
f. 213. 613.0282

Urban Design & Land Use Committee Meeting SPECIAL
7PM June 15th 2016

LOCATION: Impact HUB LA
830 Traction Ave #3a, Los Angeles, CA 90013
(Park at the upper level county lot across from Artshare, parking is free)
Called Special for venue change

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 within the Board's jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Members of the public who wish to speak are requested to fill out a Speaker's Card and submit it to the Secretary. The Agenda is posted for public review at Koban 307 E 1st Street, LA 90012. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, 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 (72 hours) of the meeting you wish to attend by contacting hcncla@gmail.com or by calling 323/849-0012

- 1) **Call to Order**
- 2) **Roll Call & Introductions**
- 3) **Approval of December Minutes**
- 4) **Complete old business**
Link Union Station – Metro (Public Presentation) PUBLIC PRESENTATION – METRO TO REPORT QUARTERLY ON UPDATES AND CHANGES
- 5) **Art District E4 LLC**
929 East 2nd Street; 139 South Vignes Street
Alessandro Cajrati Crivelli
Liner LLP
Restaurant, Cafe or Coffee House, Event Venue, Mixed-Use Development
06 June
Arts District
Type 41 (beer and wine with food service), Type 47 (full liquor with food service)
Noel Hyun Fleming
2nd and Vignes
CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR
VTT-74122-CN

The Project consists of a renovation to the existing building to accommodate a total of eight stories and developing the existing vacant railroad spur into a five-story structure. The Project's uses are divisible into two primary categories: a private membership club and general commercial uses which are open to the public. The 66,688 square feet of private membership club space, accessible only to patrons with active memberships, would include office areas for temporary, non-daily use by club members; private event space; photo studios; a 49-seat screening room; a gym/spa; small pool, and a 312-seat dining lounge and bar. The 44,844 square feet of non-membership commercial space would include a food market, 192-seat restaurant/café, ground-level retail uses accessible from Vignes Street, and other retail/restaurant uses. The Project would total 111,532 square feet of floor area, for a resulting floor-to-area ratio ("FAR") of 3.77:1.

Parking for 248 vehicles would be provided in the Basement Level and Levels 3-4 of the renovated existing building through the use of an automated lift and shuttle-carriage system accessed from an internal motorcourt along Vignes Street. The Project would also provide 60 bicycle parking spaces. Such development will improve upon the existing surface parking conditions and the overall site.

The underlying purpose of the Project is to transform the Site from its existing condition to a unique and modern commercial center in line with the diverse array of uses found in the Arts District. The Project further seeks to develop the underutilized vacant railroad spur area and revitalize the existing industrial building, while prioritizing maintenance of its design characteristics.

Letter of Support, Public Presentation, General community feedback
Courtney Shum

LUC expressed concerns with the set back and occupancy with regards to the narrowness of Vignes and concerns about volume. Approved of the preservation piece but found the building out of scale. Concerns about 9 story above ground parking.

A suggestion to ask for a parking variance instead of a zone change, since wont be at full occupancy. Applicant stated they needed the parking for "events"

Applicant still in discussion phase no vote taken.

6) **CP V 520 Mateo, LLC**

520 Mateo
Los Angeles, CA
90013

Ron Zeff (CEO - San Francisco Based)

Southern California Carmel Team:

Neils Cotter (Senior Vice President of Development Southern California)
Max Zeff (Project Manager)

Carmel Partners
TBD
06 June
Arts District

Southern California Carmel Team:

Neils Cotter (Senior Vice President of Development Southern California)
Max Zeff (Project Manager)

Carmel Partners

We have not yet submitted a ZA application. We submitted an EAF on 5/24 however this simply represents an envelope for environmental studies.

TBD

Introduction and Update

APPLICANT – RESCHEDULED

7) **SUMO**

492 W. Lafayette St. Fayetteville, AR 72701

Bob Munger

Civic Projects

NEV (neighborhood electric vehicle)-share or shuttle

06 June

Arts District

Kati Rubinyi

has not filed.

Public Presentation

APPLICANT – NO SHOW

8) **The Chairman Restaurant Group LLC**

1200 E 5th Street, Los Angeles, CA 90013

Lawrence Tang

FE Design and Consulting

Restaurant

06 June

Arts District

Type 47 (full liquor with food service)

Thea Trindle

The Chairman

ZA-2016-1687-CUB

The proposed project includes a 3,275 sq. ft. Restaurant with seating for 116 patrons (14 interior and 102 exterior) and hours of operation from 11:00am-2:00am.

The subject establishment is seeking a CUP to enable the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant.

Letter of Support

Nicholas Ayars

MOTION: Laura Velkei, Motion to approve writing a support letter with HCNC standard conditions.

Second: Gabrielle

Vote: UNANIMOUS

9) **New Business/Administrative**

10) **Public Announcements**

3

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at Koban, 307 E. First S., Los Angeles, CA 90012, or on our website at www.hcncla.org and <http://empowerla.org/hcnc/> and at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact hcnccla@gmail.com