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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

UD/LUC Committee Minutes

Wednesday, October 19, 2016

7:00 - 9:00 pm

LOCATION:

SCIARC

960 E 3rd St, Los Angeles, CA 90013

Room 160

(Enter from the parking lot. State you are with the HCNC, enter building thru 1st door at the top of the ramp)

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 hcnccla@gmail.com or by calling 323/849-0012

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

- 1) Call to Order
- 2) Roll Call & Introductions
- 3) Approval of September Minutes - Approved
- 4) Public Comment
- 5) Conclude old business

6) Arts Eat and Drink Inc

923 East 3rd Street, Suite 101-103

Los Angeles CA 90013

Michael Anthony Burke

Rabuild Commercial Services LLC

Restaurant

10 October

This is an extension for an existing CUB, with no changes.

Arts District

Type 47 (full liquor with food service)

Veronica Becerra

Plan approval to continue sales and dispensing of a full line of alcohol beverages for on site consumption in conjunction w/a 2490 sq. rest. with 71 interior seats, and 347 sq.ft patio with 10 exterior seats.

Letter of Support

Applicants notices had not gone out at the time of the meeting however, LARABA's next full board meeting will allow for Public Comment. In addition, significant outreach had already been done and applicant is a long time operator in good standing in the Arts District. Committee voted unanimously to approve. Letter should be released post LARABA Board meeting.

7) Factory Place Arts Complex

1335 E. 6th Street
Howard Klein
Rabuild Commercial Services
Restaurant
Arts District
Type 47 (full liquor with food service)
Veronica Becerra

We are currently scheduled for a hearing on December 13, 2016
Conditional Use by ZA to allow a full line of alcohol on site in conjunction with a bona fide restaurant.
Letter of Support

Applicants notices had not gone out at the time of the meeting. Committee voted unanimously to approve, letter should be prepared and approved for timing purposes. Applicant will be re-noticed in November to allow for public comment upon release of noticing from the city,

8) Los Angeles League of Arts (Non-Profit 50)(c3)

We, as an organization, do not have a physical location but we have rented the parking lot and building at 527 Colton Street for a fundraising event on Nov. 5, 2016
Esquire E.M. Jauchem, Board Member, Volunteer Producer of the event.

Arts District
Our Caterer is securing a one day license
Public Presentation
We do not have a ZA contact.

Permit was issued in advance of public presentation. Applicant presented that this is an annual fundraiser normally held in Chinatown at the park. Event is being held at a private venue and Barker and Molino were noticed. Committee voted unanimously to approve.

9) Regional Connector 360 E. 1st Street

Metro
Metro -Jeanmarie Hance
Policy and Procedure for Adopting Station Names
Arts District, Little Tokyo

Metro updates on the naming of 1st and central station, or It/ad station. Negative feedback given on Grant Arts suggested this is confusing as it is not a designated district and is confusing to riders.

10) MBI, Metro

515 So. Flower Street, LA Ca 90017 Ste 37th
Public Outreach
10 October
Arts District, Chinatown, El Pueblo, Little Tokyo
Bronwen Kierner, Metro Community Relations
Briefing on ESOC Project Alternative Concepts.
Public Presentation

Metro Presented some designs but there is still an issue on how the building relates to the street. Mo intimated they are seeking some creative solutions that will maintain security of the the center but also address community integration concerns Brown provided a map of various routes. Map will need to be updated with new and changing drop on and drop offs related to funding. Leticia presented next steps for art piece. Metro will be bring in the artist to vet concepts

11) 708 N Hill

Los Angeles, CA 90012
JJ Avant LLC
Mixed-Use Development
10 October
Chinatown

Joseph Chang

SITE PLAN REVIEW FOR A NEW MIXED-USE 7-STORY, 162 RESIDENTIAL UNITS WITH 5,000 SF OF GROUND FLOOR COMMERCIAL AND 2.5 LEVELS OF SUBTERRANEAN RESIDENTIAL PARKING TOTALING 249,004 GROSS SF AND 89 FEET MAX HEIGHT.

Letter of Support

Lily Rubio

Applicant brought in a by right project but is still requesting support. Project is straightforward 162 residential units with 2 levels of underground parking for residential and 18 spaces for 5000 square feet of commercial space tied to a corner to help with walkability. Applicant is a native angelino and small developer with roots in the community. Applicant has done outreach but did not request a letter of support from the CT BID. A couple came in and asked why people were displaced and why no affordable housing was being integrated. Applicant explained that it was by right and they were not requested and variances. Applicant was asked to go back out to the Community and come back in November. Applicant agreed to do so and stated that it is important to him and his partners that there is community support

12) AVA Arts District, LP

668 S. Alameda St, Los Angeles, CA, 90021

Jeff Wood

Marathon Communications

Mixed-Use Development

10 October

Arts District

MCUP

Gabe Kramer

DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND CONSTRUCTION OF A 475 LIVE/WORK UNIT MIXED-USE PROJECT WITH A DENSITY BONUS WITH 5% SET ASIDE FOR VERY LOW INCOME UNITS AND 45,478 SQ. FT. OF COMMERCIAL

PURSUANT TO LAMC SECTION 11.5.6, A GENERAL PLAN AMENDMENT IS REQUESTED TO AMEND THE GENERAL PLAN'S LAND USE DESIGNATION FROM THE CURRENT 'HEAVY MANUFACTURING/INDUSTRIAL'S LAND USE DESIGNATION TO 'REGIONAL CENTER COMMERCIAL' LAND USE DESIGNATION; PURSUANT TO LAMC SECTION 12.32F, A VESTING ZONE CHANGE FROM M3 TO C2 ZONE; PURSUANT TO LAMC SECTION 12.32F, A HEIGHT DISTRICT CHANGE FROM HEIGHT DISTRICT NO. 1 TO HEIGHT DISTRICT NO. 2; PURSUANT TO LAMC SECTION 12.24.W1, MCUB APPROVAL TO PERMIT THE SALE & DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION FOR 1 ESTABLISHMENT AND ON-SITE CONSUMPTION FOR UP TO 5 ESTABLISHMENTS, A TOTAL OF UP TO 29,640 SQ. FT.; PURSUANT TO LAMC SECTION 16.05, SITE PLAN REVIEW FOR A DEVELOPMENT THAT CREATES AN INCREASE OF 50+ DWELLING UNITS; PURSUANT TO LAMC SECTION 12.25.A, A DENSITY BONUS COMPLIANCE REVIEW TO SET ASIDE 5% AS VERY LOW INCOME UNITS AND UTILIZE AN ON-MENU INCENTIVE TO REDUCE THE OPEN SPACE REQUIREMENT BY UP TO 20%; PURSUANT TO LAMC SECTION 17.15, A VESTING TENTATIVE TRACT MAP NO. 74537 TO MERGE THE (E) LOTS AND SUBDIVIDE FOR COMMERCIAL AND RESIDENTIAL CONDO PURPOSES; INCLUDING THE DEVIATION FROM ADVISORY AGENCY POLICY NO. 2000-1 TO PERMIT 703 PARKING SPACES FOR THE 475 RESIDENTIAL UNITS AT A RATIO OF 1.48 PARKING SPACES PER UNIT. A HAUL ROUTE APPROVAL IS ALSO REQUESTED.

Public Presentation

Applicant did not provide any documents for review. They are requesting several variances and changes of use that are not in compliance with the Arts District Community plan. Emails were sent to the applicant which included the AD community plan. All members expressed their concerned and agreed this is not something that could be supported. Applicant was advised to have meetings with community stakeholders to resolve the issues.

13) Los Angeles County Metropolitan Transportation Authority

One Gateway Plaza

LA 90012

public project: project manager, Dolores Roybal Saltarelli, director, countywide planning Metro Murakawa Communications

urban design ped/bike improvement project

Arts District, Little Tokyo

Trisha Murakawa - contact for the project

Metro 1st/Central Station Improvement Project, an urban design project that came out of the Connect US Action Plan that concluded in 2014. This project includes pedestrian, bike and non-motorized transportation improvements for the community to connect to each other and to the 1st/Central Station.

Public Presentation

Update to the HCNC on Tiger grant amenities. Metro appears to have centered the majority of the mitigation to Little Tokyo, very little was done in the Arts District. Metro claimed that they did outreach and I reminded metro that they had done most of their outreach by driving people to their meetings instead of coming before the boards in the community.

14) SunCal

2932 Morse Avenue

Irvine, CA 92614

SunCal is a privately-owned family business controlled by Bruce and Steven Elieff

Mixed-Use Development

10 October

Arts District

Daniel A. Rosenfeld

Mixed-use development at 6th and Alameda

Public Presentation

Not filed

Re-scheduled for November

15) New Business/Administrative /New Conduct rules, discussion and vote

Committee voted on new language to be introduced for the LUC Committee Rules and procedures. Committee voted unanimously to adopt and approve. Allows board members interested in a matter to vote with the committee.

Master CUB Language. Committee voted to approve language submitted by Chair. Voted to adopt procedure of having applicant submit a letter on their letterhead agreeing to specified conditions as part of the agreed to file. Initial request came from applicant.

16) Public Announcements

17) Adjournment 10:15pm