

# H C N C

## Historic Cultural Neighborhood Council



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

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## UD/LUC Committee Agenda

Thursday, May 18, 2017

7 - 9:30 pm

### SPECIAL NOTICE:

**Per the request of our host, SciArc, the LUC meetings will be moving from 3<sup>rd</sup> Wednesday's to 3<sup>rd</sup> Thursdays. Please make note.**

### 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 1<sup>st</sup> 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](mailto: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](http://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](mailto:hcnccla@gmail.com)*

1. Call to Order  
7:13 pm
2. Roll Call & Introductions  
Mark Borman, Gabrielle Newmark, Ron Fong
3. Approval of April Minutes
4. Public Comment

Dale Goldsmith – update on 2130 Violet Street project

Believes Local Hotel Labor Union (United) spreading misinformation. They are seeking leverage for upcoming negotiations with other Lowe hotel properties.

The land studies included soil testing. Contaminants are encapsulated and pose no threat (Per dept. of safety).

Lowe has agreed to undertake the voluntary clean up program (this was not required by the City) from the state.

Doing an EIR would not provide any new information, as they original tests met or exceeded what an EIR would.

An EIR would also severely delay (up to 2 years) the build.

What does the voluntary cleanup program contain?

A. Some additional testing, but mostly another set of eyes for review for the NFA.

Q: What was the leaching from?

A. Primarily Hydrocarbon from leaked gasoline

**5. Continuum 640 Santa Fe, LLC**

1881 16th Street  
Suite 500  
Denver, CO 80202  
Continuum Partners, LLC  
ArcS  
Office building  
Arts District  
DIR-2016-3858-SPR

Adaptive reuse and addition to an existing warehouse to contain approximately 100,000 SF of office space, required parking, and potentially a small ground floor retail space. Total project to be constructed within the 1.5 FAR development density allowed per existing zoning.

Public Presentation

Santos Sanchez

santos.sanchez@lacity.org

Chris Laberge/Steve Chucovich presenting

35 person company based in CO

Focused on adaptive reuse projects

1.5 FAR, buy rite

Keeping original building and building AROUND

240 parking spots (stacked structure)

**Request to incorporate fruit trees or orchard**

Applicant is exploring that concept and is willing to work with the community. Open space will be accessible to the public.

Creative office space? Applicant is maintaining the flexibility for a single tenant if that is desired, it can have at least 3 separate spaces. It will really come down to what the market is interested in. 100k square feet. Different architect and design team.

Currently have an East/West orientation. Suggested that if moved more to the middle, could integrate a patio on the roof of the existing building and soften the edge. There was some push back from the city on locating the building closer to Santa Fe. Committee offered to work with the applicant.

**6 Firehouse Hotel**

710 S. Santa Fe Ave., Los Angeles, CA

Dustin Lancaster

Rabuild Commercial Services LLC

Restaurant, Boutique Hotel

Arts District

Type 47 (full liquor with food service)

CPC-2017-536-GPA-VZC-CUB-CUX

Change of use from a vacant fire house with two joint living quarters for artists and artisans to an upscale ten room boutique hotel with accessory restaurant and retail space.

Letter of Support

Heather Bleemers

[heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org)

NO SHOW

7 **LADOT**

100 S Main St Los Angeles CA 90012  
Transportation Safety Improvements

**Vision zero: Lauren Ballard**

Vision zero is an international movement to change the way streets are designed and how people interact with them. Established in L.A. In 2013

260 lives were lost in 2016 (collision death rate)

We're designing for human error, where collisions don't mean death (slowing down traffic = higher chance for surviving a collision at 20mph as opposed to 40mph)

See website for details

8 **Las Galas**

105 South Japanese Village Plaza Mall  
Los Angeles, ca 90012

Janet Shin

Yes

Restaurant

Little Tokyo

Type 47 (full liquor with food service)

ZA 2017 - 472 (CUB)

conditional use permit for the sale of full alcohol for onsite consumption with 61 interior seats and 32 exterior seats with hours of 10am-11pm Sun - Thurs, 10am-1am Fri-sat

Letter of Support, Public Presentation

Michelle Carter

[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)

**NO SHOW**

9 **Pali Wine Co.**

Pali Wine Co.  
811 E. Traction, Unit B

Pali Wine Co, LP.

Tim Perr, Co-Owner

Kate Bartolo & Associates

Wine tasting establishment

Arts District

Type 2

ZA-2017-1272-CUB 809

Conditional Use Permit to allow the sale and dispensing of wine for for on-site and off-site consumption, in conjunction with a proposed 1,560 square-foot wine tasting establishment featuring episodic live entertainment limited to acoustical sound, and wine tasting, with a total of 69 seats, consisting of 57 interior seats and a 145 square-foot uncovered outdoor patio (in the public right-of-way) with 12 exterior seats; and having proposed hours of operation of 12:00 p.m. to 12:00 a.m., daily.

Pali Wine Arts District will be the 4th Pali Wine tasting room, which is directly part of and only serves wines from the Pali Winery, an artisanal wine production facility with vineyards in Lompoc and Santa Barbara.

Letter of Support, Public Presentation

Lisette Covarrubias

[Lisette.Covarrubias@lacity.org](mailto:Lisette.Covarrubias@lacity.org)

**CANCELLED**

10 **Shoreham Capital, LP**

940-956 W. 4th Street; 410-420 S. Hewitt St.

Ben Soroudi of Shoreham Capital, LP

Craig Lawson & Co., LLC

No

Mixed-Use Development

Arts District

Type 47 (full liquor with food service)

CPC-2017-610-GPA-VZC-HD-SPR; ENV-2017-611-MND; VTT-74867

Demolition of an existing warehouse building and construction of mixed-use and mixed-income development with 93 live/work units, of which 11% will be set aside as Restricted Affordable, and 20,248 sq. ft. of commercial floor area, within a 7-story building and 3-levels of subterranean parking.

Letter of Support, Public Presentation

Case Planner: Jennifer Caira

[Jennifer.Caira@lacity.org](mailto:Jennifer.Caira@lacity.org)

**CANCELLED**

11. Adjournment

Gabrielle: Motion to adjournment

Second: Mark Borman

adjournment at 8:15p