

HCNC

Historic Cultural Neighborhood Council



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Alan Kumamoto, President
Dafne Gokcen, 1st Vice President
Steve Nagano, 2nd Vice President
Laura Velkei, 3rd Vice President
Yuval Bar-Zemer, 4th Vice President
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Shirley Zhang, Secretary

HISTORIC CULTURAL
NEIGHBORHOOD COUNCIL
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Los Angeles, CA 90012

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UD/LUC Committee Minutes

Thursday, June 15, 2017

7 - 9:30 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 hcncla@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://empoweria.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 hcncla@gmail.com.

1. Call to Order
2. Roll Call & Introductions
Ron Fong, Laura, Gabrielle, Yuval, Angelica Moys, Alexandra, Mark Borman (7:15 arrival)
3. Approval of April & May Minutes
MOTION: Approve April AND May
4. second: Gabrielle
Abstain: Laura, Yuval
5. Public Comment

Jorge Castaneda, Coalition to preserve LA

Update on status of transparency regarding community involvement in Community plans. Currently 3 meetings have been held in private (in violation of 2003 state guidelines), The 4th meeting was open to the public

Takeaway from planning was that this meeting was needed. Dialogue is continuing. We're requesting that the board consider a motion requesting the city continue to open their meetings to the public.

We want the communities to have a say as to what the plan looks like (for example the open space plan for the community)

Committee would also like see outreach to stakeholders and councils in the development process. One has to believe that there has to be a significant amount of legwork prior to public meetings. Not all meetings can be public, or nothing would get done. There needs to be a protocol established. We need more structure if you want us to help you with a support letter. Perhaps the involvement of Community leaders in the plan development process.

Jorge: Quotes state law on involving community before the process is designed, and open/accessible to the community. Org returning in July.

5 Rock-Hill Holdings, LLC

806-818 E 3rd Str, Los Angeles CA

Ryan and Daniel Neman

Liner LLP

Restaurant, Cafe or Coffee House, Live/work

This is in follow up to our February presentation. Applicant to update, discussion & vote

Arts District

Type 41 (beer and wine with food service), Type 47 (full liquor with food service)

ZA-2016-4497-MCUP-ZV

ENV-2016-4498-EAF

Change of use from 10 existing live-work units and office/retail into 4 retail spaces; 3 restaurants/1 bar; and 4 live/work units. Applicant is seeking a master conditional use permit.

Follow up on last meeting.

Letter of Support

Santos Sanchez

santos.sanchez@lacity.org

Noel presenting: Giving update from last presentation in February (3rd/Traction)

Original: Master CUP, full line of alcohol and beer/wine

Met with Yuval, Mark, and local residents. Hired noise consultant to study area. Scaled back on licensing/hours of operation for music. Still hearing concerns for parking (especially Little Tokyo)

As part of the project, will be locating some parking at Office Depot

Met with Lynn Nakamura, Miguel from BID and they are in agreement with how we're handling parking.

We're going to continue to work with the community and listen to/address concerns

We're going to work Advanced Parking Systems to add a valet attendant to maximize spaces to 150-175 cars.

Modified: Reduced to 4 licenses, focus on parking

Indoors: 2am

Outdoors: 11p closing Sun-Weds,

Yuval: Will church be writing a formal letter?

Noel: Yes. We're working with them concerning noise levels during services and trash on street.

Laura: I really want to continue working to resolve trash

Ron: Whats the parking requirement?

Noel: 16

Yuval: What happens if a year from now, the Office Depot will be sold?

Noel: We can't covenant the spaces, but we'll have to demonstrate that we have a lease

Yuval: What is the mechanism that you're offering to legally protect that?

Noel: Conditional CUP. If the parking disappears, the CUP goes away.

We are not requesting any waiver for lease tenants. They will have to go through the same committee outreach we have.

Yuval: Maybe we should expand the tenant conditions to include the fact that if the parking goes away for whatever reason, they'll lose their license.

Noel: understood

MOTION: Support project as discussed, caveat that Noel submits a document outlining items discussed

SECOND: Yuval

Passed unanimously

6 Vargas Mural - 585 Mateo

Miguel Vargas

Arts District

Miguel to address unpermitted and unvetted advertisement mural put up without community input

Public Presentation

Miguel Vargas – No Show

Kevin Ocubillo/CD14

I'm here to answer any questions that anyone has any questions. We sent a formal notice to President of HCNC, Laura Velkei and Miguel Vargas

6/12 meeting held

Megan, Miguel Vargas

Yuval: I'm wondering, what is the point of conducting a public hearing after the fact?

Kevin: DCA could answer best, as this concerns the mural ordinance. DCA reviewed a sketch, screening for

commercial content and did a final site visit.

Yuval: Was the mural put up with a permit?

Kevin: Mark Spilo (private property)

Laura: The community is supposed to be notified BEFORE the mural is installed.

Yuval: If this is the BID's responsibility, they should be here.

Ari: We totally hear the communities concerns. From what I know, the BID is the owner of the mural/applicant

Kevin: What I can do is send you the actual application.

Ari: From everything we know, we've followed proper procedure. This was an expedited project and I hear that the AD wanted more notice. Let's set up an outside meeting with DCA, CD14 and discuss what happened and how we can find a solution to answer your concerns.

Kevin: We've been looking into this concept for some time. This was the only time the artist was available.

Laura: How is this not advertising?

Yuval: The community doesn't feel respected by CD14 with this whole process and our lack of inclusion.

Ari: We clearly needed to be more proactive on this one. I want to make sure the AD is comfortable and I apologize on behalf of our production team.

Laura: How can you say that proper process was followed?

Ari: There's some internal DCA communication issue.

Kevin: I've been working with Yami and she told me that I needed to notify HCNC and the BID 14 days before an advisory public input meeting.

Ari: I'm happy to initiate a follow up conversation about this.

7 Inko Nito Garey St. LLC

225-227 S. Garey Street

Garrett Ronan

Apex LA

Restaurant

Expedited Case

Tentative Hearing Date August 23rd.

Arts District

Type 47 (full liquor with food service)

ZA-2017-1714 CUB

Conditional Use Permit to allow the sale of a full line of alcoholic beverages in conjunction with the operation of a proposed 5,339 sq. ft. full service restaurant with 188 seats (4,339 sq. ft, 141 seats interior and 1,000 sq. ft. 47 seats outdoor patio).In the M3-1-RIO Zone.

Letter of Support

JoJo Pewsawang

jojo.pewsawang@lacity.org

Japanese Robataki style (casual)

Enterprise zone, we do not have any parking secured at this time

Yuval: you're opening a 147 seat restaurant with no parking?

A. We're currently negotiating

Yuval: Hours of operation?

11-2a

Y: are you willing to close the patio earlier?

A: Yes

Gabrielle: What time does Wurstkuche patio close?

A: 11:00

Mark: Have you done a sound study?

A: Not yet, We have acoustical engineers on staff?

Ron: How much outreach have you done?

A: This is our first public meeting

laura: Hours requested?

Laura: We need to talk about incorporating language into your CUP with regards to neighborhood complaints re: noise = earlier closure.

A: We can do that. We're asking you for direction on how to be good neighbors concerning noise and parking, etc. We're actively engaged in the process of working possibly with valet to address the issue. We're very sensitive to the parking issue.

Gabrielle: Will there be bike racks?

A: Yes.

Yuval: Can you commit to the Enterprise Zone at least? (11 spaces) We're suggesting a voluntary condition for 11 off site parking spaces.

A: I'm not sure

Mark: If you're really under a time crunch, we're willing to write you a letter of support with this condition. (Applicant needs some time to discuss, will address again at end of meeting)

MOTION (Yuval): Write letter of support, stating that applicant offers 11 parking spaces as a voluntary condition,, secured via lease or other arrangement. Patio will close at 11:00

Second: Mark

OUTCOME: unanimous

8 Pali Wine Co.

811 E. Traction, Unit B

City of Los Angeles, CA 90013

Tim Perr, Founder and Managing Partner

Kate Bartolo & Associates

wine tasting room

LAPD has indicated it has no problem with the request and is unopposed.

Arts District

Type 2

ZA-2017-1272-CUB

Request is to allow Pali Wine Co., an artisan wine production facility based in Santa Barbara County to allow on and off site alcohol sales of Pali wines only in connection with a winery tasting room/wine shop at 811 E. Traction. The proposed winery tasting room totals 1,560 square foot and 69 seats, which includes 12 exterior seats. Episodic live entertainment limited to acoustical sound is requested. Food will be available for wine pairings, mainly consisting of small tapas plates. Off site sales are limited to Pali Wines. No shipping is done from premises. Hours: 12-12 am daily, live entertainment ending at 10 pm.

Sidewalk seating to end at 10 pm

Letter of Support, Public Presentation

Lisette Covarrubias

lisette.covarrubias@lacity.org

Kate: No ambient music, limited live acoustic. Not a liquor store, not a bar. This is a wine tasting venue paired with small plates.

This winery produces 30k bottles a year (Type 2 license – an extension of a production wine facility)

Very neighborhood centric, wine sold by glass or the bottle. There is a wine tasting club (no membership fee).

Wines on tap from winery barrels.

LAPD has no issues.

Parking: there is none

Yuval: there is a small parking lot. The owner can decide what to do with the parking lot.

Kate: Has no intention to procure parking. Winery specifically moved here for pedestrian traffic.

(Architect presents elevations) Requested they mandate and acquire the 3 required by enterprise zone,

Mark: are the windows new? Material?

A: Metal frame on street level, wood on upper levels

Mark: Define studios?

A: potentially one live/work, but mostly creative office space.

Yuval: No longer artist lofts?

A: Only one will be an artist loft. The rest are creative office.

Yuval: Did you change the entitlement

A: Yes, change of use.

Ron: If you were required to provide parking, how many would it be?

A: Three spaces

Yuval: If the tenant wants to take the risk with no parking, I feel that it would be okay for neighborhood.

Ron: I'm pretty happy with their Santa Barbara facility

MOTION: YUVAL, provide letter of support

Gabrielle: second

OUTCOME: unanimous

9 Firehouse Hotel, LLC

710 S. Santa Fe Ave.,
Los Angeles, CA 90021
Dustin Lancaster
Rabuild Commercial Services LLC
Restaurant, Bar, Hotel
Arts District
Type 47 (full liquor with food service)
CPC-2017-536-GPA-VZC-CUB-CUX

General Plan Amendment/Zone Change from M3-1-RIO to C2-1-RIO to allow Hotel Use, Conditional Use Permit to allow a full line of alcohol in conjunction with a hotel restaurant/ and in room service and dancing for special events. Off site sales of wine and beer only for a retail store within the hotel.

Letter of Support
Heather Bleemers
heather.bleemers@lacity.org

Veronica: Although we are actually not a part of this neighborhood council, I wanted to present our project to the board.

1400' restaurant
retail on ground-floor
type 47 license for restaurant (weddings, parties, etc.)
Restaurant located on North side
We don't have full drawings available yet.

Mark: Who is the operator?

A: Dustin Lancaster

Gabrielle: Dance license?

A: We are requesting a dance license (600' feet) to accommodate weddings, etc.

(Yuval requests floor plan to review)

Laura: Asks question re: outdoor music/hours. Repeats HCNC/LUC is standard for outdoor use is 11 for outdoor music

Laura: We'd like a condition added that if the business operator changes, the new applicant needs to reapply.

A: I'll speak to the operator and discuss.

MOTION: Yuval, Letter of support with above condition (operator change) and close outdoor at 11 (standard HCNC conditions)

SECOND: Gabrielle

OUTCOME: passed unanimously

10 Redcar CT4 Owner, LLC

837 North Spring Street
Los Angeles, CA 90012
Tom Majich
Craig Lawson & Co., LLC
Mixed-Use Development
Chinatown
DIR-2017-96-SPR and ENV-2017-97-EAF

Application was filed on January 9, 2017.

Letter of Support, Public Presentation

Our Department of City Planning contacts include: Santos Sanchez and Jennifer Caira
santos.sanchez@lacity.org and jennifer.caira@lacity.org

POSTPONED

11 Chinatown Station Owner, LLC

129-135 College Street; 924 N Spring Street
Los Angeles, CA 90012
College Station Owner, LLC
Liner LLP
Apartments (not for sale), Mixed-Use Development
Chinatown

CPC-2012-2054-GPA-ZC-HD-SPR
VTT-74200
ENV-2012-2055-EIR

The College Station project (the "Project" or "College Station") consists of a 4.92 acre, irregularly-shaped site bounded by Spring Street on the west, Rondout Street (and a small alley) on the east, and College Street on the south. It is proposed as a multi-phase mixed-use project consisting of 770 multi-family residential units, 1,179 parking stalls, and approximately 51,390 square feet of commercial/retail for a total project size of approximately 642,239 square feet. The Project will create an "urban center" adjacent to the existing Chinatown Gold Line Station.

The Project is designed with ample neighborhood serving retail along both Spring and College Streets. The ground-floor frontages along Spring and College Streets are programmed with commercial/retail uses.

Letter of Support, Public Presentation
Sarah Molina Pearson
sarah.molina-pearson@lacity.org

Noel presenting

FAR of 3.1

Will be back to discuss EIR when it is released (late July)

899 bike spaces

1179 parking spaces

grocery store tenant being sought

will be addressing affordable housing (offsite – on another project)

Original project filed in 2012, planning has requested a technical correction (hybrid industrial to retail/commercial, CUP for grocery store)

Ron: Asks about affordable housing component.

Noel: I'd be happy to discuss and hear your feedback

Yuval: Underlying zoning?

Noel: UC (CA) – it's not normal zoning

Gabrielle: I'd encourage you to reach out to HomeBoy and utilize their work programs.

Q: Sizes of units?

Noel: I don't have that information on me now. I can get that to you.

Applicant will return and continue outreach

12 Shoreham Capital, LP

950 - 956 E. 4th Street, 410 - 420 S. Hewitt Street, Los Angeles, CA 90013

Behnam Soroudi of Shoreham Capital, LP

PO Box 17119

Beverly Hills, CA 90209

Craig Lawson & Co., LLC

Mixed-Use Development

Arts District

Type 47 (full liquor with food service), Type 48 (full liquor without food service)

CPC-2017-610-GPAJ-VZCJ-HD-MCUP-SPR;

VTT-74867;

ENV-2017-611-MND

Demolition of an existing warehouse building and construction of a mixed-use, mixed-income development with 93 live/work units, of which 11% are set aside as restricted affordable (VLI). and 20,248 sq. ft. of commercial floor area, within a 7-story building and 3-levels of subterranean parking. Also, an application for a Master Conditional Use Permit for on-site sales in 4 restaurant/bar spaces.

No hearing scheduled yet. Waiting for EIR results (2-3 months out)

Requesting zoning change: M3 to C2

FAR: 6:1

7 stories

7440 open space

133 on site parking spaces

Requesting Master CUP for 4 restaurant tenants

Unit type: live/work

11% set aside for very low income

Yuval: aVERAGE SIZE OF UNITS?

A: 750, smallest unit is 600

Laura: Did you review our community plan (HCNC/LUC guidelines)?

A: No, I did not receive it (architect)

Laura: I'll send you a copy. We prefer type 1 and 2 construction. I also have issues with the alley access. I'd like to see the entrance somewhere else.

A: If there's an alley access, DOT will not allow other access point.

Laura: Can we make it a green alley?

Gabrielle: I haven't heard anything from them – and I sent you a copy of the HCNC/LUC guidelines.

Laura: My biggest concern is that this is not in line with our guidelines.

Gabrielle: Discusses S.F. City guidelines for pedestrian flow, utilizing green alleys. Suggesting you mimic that. Will send to architect.

Yuval: I have a number of issues. The building next door (alley) is a residence with high pedestrian traffic.

A: Alley access was suggested by DOT

Yuval: Part of the challenge is that we're looking at alleys in a different way in the AD, as they most were abandoned railways and not true alleys. Part of our guidelines we're looking to maintain the original 1:5 FAR to continue economic growth. You'd need to add another 60% to your commercial space for us to be enthusiastic to support this project. The size of the units – we'd like to see average unit no less than 750. If you choose to go with Type 3 construction, we suggest you go with timber, which would allow flexibility to adapt the units. As it is now, this is nowhere near the expectations of the community.

(question on lateral system)

Yuval: As long as you can knock out walls, we'd be open to look at different materials.

Mark: This is a great, unique parcel. It has a wonderful building, and I'm sort of flabbergasted that you'd want to knock it down. The building scale is way out of proportion with the neighborhood and design looks like something in West Hollywood or the Valley. If you can figure out a way to add to the building, while maintaining the history of the original building. We're more generous with providing FAR density with building preservation. Please look at the community guidelines and we're available to meet with you, as we want you to be successful.

Laura: Would you like to set up a meeting to discuss? We really want you to succeed and are happy to work with you.

Yuval: I'm assuming you rushed to submit for Measure S? There's no Measure S, so let's get it right.

If you're willing to discuss these points, let's schedule a meeting.

Subcommittee to meet to get applicant on track

13. Adjournment 930pm