

HCNC

Historic Cultural Neighborhood Council



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

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OFFICERS

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Matthew Glaser, 2nd Vice President
Laura Velkei, 3rd Vice President
Yuval Bar-Zemer, 4th Vice President
Lydia Moreno, Treasurer
Phyllis Ling, Secretary

REVISED

UD/LUC Committee Minutes

April 19th, 2018

6:30 - 9:30 pm

LOCATION:

NEW LOCATION

St Francis Xavier Church

222 S Hewitt St, Los Angeles, CA 90012

Parking in Church lot. Let them know you are here for the HCNC meeting if asked

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.hcnccla.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 hcnccla@gmail.com

1. Call to Order
2. Roll Call & Introductions - 3min
3. Approval of March Minutes - 3min
4. Old Business:
5. Public Comment – 10-15min

6 **Wolf & Crane**

366 E 2nd Street, Los Angeles, 90012

Michael Francesconi and Matthew Glaser

FE Design & Consulting

Bar

Meeting with LTCC today (3/21). Matthew will recuse himself from board discussion and vote. We are going to request a hearing waiver and are looking for HCNC support.

Little Tokyo

Type 48 (full liquor without food service)

Manny Diaz

ZA-2013-942-CUB-CUX-PA1

A Plan Approval from ZA 2013-942(CUB)(CUX) to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 2,348 s.f. bar having live entertainment and patron dancing.

Letter of Support

Unanimous Support

7 **Wolf & The Wondershow**

1926 7th Place
Marc Jordan
Craig Fry & Associates
Bar, Event Venue, Theater and Gallery
Our hearing date with the City of Los Angeles is April 18th
Arts District
Type 48 (full liquor without food service)

Gavin Mc Kiernan
ZA-2017-5347-CUB-ZV
Changing the use of a 5,558.5 SF office/warehouse building to a theater with fixed seating for 170 persons. As part of the project, the theater will have a concessions area that will be separately used as a bar on days when the theater is closed.

Letter of Support
jordann.turner@lacity.org
Jordann Turner

No Show

8 **1023 Laurel LLC**

S Santa Fe Ave and 7th Street
Adam Steven Gillman
Cannabis cultivation and non-volatile manufacturing
Arts District

We are going to be applying for the pre-existing non-retail cannabis license. We have a 9,000sf facility that produces cannabis flower as well as pre-rolled joints and ice wax (an infused cannabis product made using ice and water). Our team has over 30 years of collective experience in the cannabis industry and we have fully licensed operations in existence in Colorado and Oregon.

Letter of Support
adam@field710.com
Adam Gillman

Postponed

9 **Chinatown Station Owner, LLC**

1318 E. 7th Street, Ste 200
Los Angeles, CA 90021
Jenni Harris
Mixed-Use Development
Chinatown
Noel Hyun

ENV-2012-2055-EIR
Chinatown Station Owner, LLC, the Applicant, proposes to develop a mixed-use transit-oriented residential and commercial project (the Project) located on an approximately 4.92-acre parcel at 129-135 W. College Street and 924 N. Spring Street (Project Site). The project Site consists of an irregularly-shaped parcel extending from W. College Street on the south to Llewellyn Street on the north. To the southeast the Project Site is bordered by wholesale commercial/light industrial uses, to the east/northeast by Rondout Street, and to the west by N. Spring Street. The Project Site is currently vacant and is periodically used for parking by nearby businesses.

The Project would develop up to approximately 642,239 square feet of floor area (approximately 3:1 FAR) within six residential buildings above a two-level podium structure and spatially arranged around a series of garden courtyards. The Project includes 770 dwelling units, including 355 studios, 360 one-bedroom units (including 10 townhomes), and 55 two-bedroom units, and up to approximately 51,390 square feet of retail, restaurant, and other commercial space. The largest of the four retail spaces (37,520 square feet) would front onto W. College Street at the southern end of the Project Site and is programmed for use as a market, including a grocery store, restaurant, coffee shop, and juice bar. The three other commercial areas would front onto Spring Street and include: (1) a 2,970-square-foot retail space; (2) an 1,880-square-foot health club spa; and (3) a 9,410-square-foot retail space potentially including two food retail spaces, a coffee shop, an ice cream store, and a barber shop. The Project's public open space includes two plazas and three outdoor "pocket" seating areas totaling approximately 15,697 square feet. Vehicle parking totaling 1,179 stalls would be accommodated within one-and-one-half levels of subterranean parking and two above-ground podium levels. A total of 899 bicycle spaces would also be provided.

Public Presentation
Johnny.Le@lacity.org
Johnny Le

Concerns **expressed re: lack of affordable housing. Outreach ongoing**

10 **Mission RFT/SR, LLC**

1231 N Spring Street
Steve Riboli
FE Design & Consulting
No
Restaurant, Bar
Chinatown
Type 47 (full liquor with food service), Type 48 (full liquor without food service)
Manny Diaz
TBD

ZA-2018-668-MCUP-CUX

A request to allow a Master Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 4 proposed restaurants with uncovered patios; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an art gallery/bar featuring live entertainment and with an uncovered patio; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar featuring live entertainment and dancing with an uncovered patio, a total of six establishments totaling 20,740 sq . ft. having proposed hours of operation from 6:00a.m. to 3:00a.m. daily.

Letter of Support

LUC expressed concerns to Mr. Riboli that the project as a whole had not been presented and that the connection to the state park had not been discussed with the community. Mr. Riboli stated that there was no opportunity for a joint venture in the public access to the park, however a pending applicant stated that they would like to chat about doing such a co-venture. The LUC requested that Mr. Riboli bring the project and the park access to the LUC prior to taking a vote and issuing a letter. Community members including friends of the park expressed similar concerns. LUC further requested that the Mr. Riboli participate in a dialogue regarding the entrance to the state park.

11 CP V 520 Mateo, LLC

520 Mateo, Los Angeles 90013
Carmel Partners
Mixed-Use Development
Arts District
Max Zeff (project manager - Carmel Partners)
CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

At the direction of the Department of City Planning, Alternative 4 of the EIR (ENV-2016-1795-ENV) will be considered the proposed project. Alternative 4 (Reduced Residential/Increased Commercial Density) – is a mixed use live/work development comprising 475 live/work dwelling units, and approximately 125,000 square feet of commercial retail and office floor area in a 33-story structure centered on the site with office space in an adjacent five-story building. Alternative 4 would have an FAR of 6:1 and a height of up to 370 feet in height above street grade.

Update to HCNC LUC on project design

sergio.ibarra@lacity.org
Sergio Ibarra

Updated presentation requesting additional community input. Separate meeting to be held for input.

APPLICANT CLAIMED AVAILABLE ONLY AFTER MAY, WAS REACHED OUT TO IN OCT, DEC, JAN & MARCH

12 **& MARCH**

LUC TO DISCUSS LETETR OF OPPOSITION FOR SPOT ZONING, NON COMPLIANCE WITH FAR . DISCUSSION NEEDED SO LETTERS CAN BE INCLUDED IN EIR

676 Mateo Street, Los Angeles, CA 90021

Mixed-Use Development
Arts District
Edgar Khalatian
Maxxam Enterprises

CPC-2016-3689-GPA-ZC-HD-MCUP-DBSPR

The Project proposes the demolition of the existing approximately 27,000 square feet of warehouse use and approximately 20,000 square feet of associated paved surface parking and concrete surface area, in order to construct an up to 197,355-square-foot, type-I mixed-use building containing up to 185 live/work units and approximately 15,320 square feet of open space for residents, up to 23,380 square feet of commercial uses, and associated parking facilities providing approximately 270 parking spaces and approximately 228 bicycle parking spaces. Eleven percent of the units (approximately 20 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 110 feet (8 above-ground levels) tall and would include a three-level subterranean parking structure.

1100 E. 5th Street, Los Angeles, CA 90013

Mixed-Use Development

Arts District

Edgar Khalatian

Maxxam Enterprises

CPC-2016-3726-GPA-VZC-HD-MCUP-ZAADB-SPR

The Project proposes the demolition of three existing vacant warehouses totaling approximately 35,000 square feet and the removal of approximately 23,000 square feet of associated paved surface parking area and concrete surface area in order to construct an up to 247,000-square-foot, type-I mixed-use building containing up to 220 live/work units and approximately 22,725 square feet of open space for residents, up to 44,530 square feet of commercial uses, and associated parking facilities providing approximately 342 parking spaces and approximately 288 bicycle parking spaces. Eleven percent of the units (approximately 25 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 110 feet (8 levels) tall and would include a three-level subterranean parking structure.

William.lamborn@lacity.org

William Lamborn

LUC Voted to do a letter of non-support as applicant has been requested to attend and meet with the community over spot zoning issues. Purpose is to reserve rights to oppose within City public comment filing deadlines. Majority supported. 1 no. Applicant is appearing in May.

DISCUSSION OF DRAFTING AMENDMENTS TO EXISTING PATIO USE. DISCUSSION OF DRAWBACKS AND ISSUES FOR APPLICANTS CURRENTLY UNDER EXSITING RULE.

- 12 Case by case basis, discussion to continue

CANABIS COMMUNITY REQUIREMENTS. DISCUSSION AND VOTE

- 13 LUC discussed mandated give backs to community. Draft to be discussed at May meeting.

- 14. Adjournment