

HCNC

Historic Cultural Neighborhood Council



OFFICERS

Alan Kumamoto, President
Dafne Gokcen, 1st Vice President
Matthew Glaser, 2nd Vice President
Laura Velkei, 3rd Vice President
Yuval Bar-Zemer, 4th Vice President
Lydia Moreno, Treasurer
Phyllis Ling, Secretary

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

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UD/LUC Committee Minutes

May 17th, 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 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 St., 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 hcncla@gmail.com

1. Call to Order
2. Roll Call & Introductions - 3min
3. Approval of April Minutes - 3min - Approved
4. Old Business:
Death & Company 4h and final notice. Letter of support to be released
5. Public Comment – 10-15min
6. Arts District Patients Collective
609 Imperial Street, Los Angeles, CA 90021
James Clinton Shaw
(blank)
Restaurant, Cafe or Coffee House, Event Venue, Cannabis Dispensary and Health Center
Arts District
James Shaw
Arts District Healing Center
Letter of Support
Unanimous - Letter of Support, Community give back via LARABA, ADCCLA, IDG
7. TF Broadway
942 Broadway
11400 W. Olympic Blvd. Suite 850, Los Angeles CA 90064
Damon Chan
DLA Piper LLP
Apartments (not for sale), Mixed-Use Development

Chinatown, Solano Canyon
Sara Hernandez
Not yet filed

211,457 square foot mixed-use residential project at 942 North Broadway. 27 stories of 176 market –rate and affordable rental units with ground floor retail and second floor office space as well as large public plaza that seeks to promote connectivity between Central Plaza, Capital Milling, the Metro Gold Station and the LA State Historic Park. The project is seeking approval of a Site Plan Review for more than 50 new residential units and a Density Bonus incentive for an increase of 20% in density and floor area.

Letter of Support, Public Presentation

Applicant presented tower proposal. Large amount of public space. Moved from 5% to 6. Asked applicant to crunch a few more numbers to see if they can get closer to 10% understanding the difficulty of achieving this goal and retaining public benefits. Requested that project work with Capitol Milling via combined setbacks for public access to the park. Project moving in a positive direction and the team has demonstrated substantive outreach

- 8 WW-5th & Seaton, LLC, and XF-5th & Seaton, LLC
1100 E. 5th Street, Los Angeles, CA 90013
David Weinstock, Project Manager
Mayer Brown
Mixed-Use Development
Arts District
Edgar Khalatian
Maxxam Enterprises
CPC-2016-3726-GPA-VZC-HD-MCUP-ZAADB-SPR
William Lamborn

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.

Public Presentation

William.lamborn@lacity.org

Design and FAR do not align with community goals. Requires 1.5 Commercial FAR, only achieved .87. Design of building is out of alignment with neighboring warehouse projects. Letter of non-support was approved however applicant has agreed to work with the committee to bring the project in line with community goals. Meeting to be scheduled

- 9 District Centre, LP & District Centre-GPA, LP
676 Mateo Street, Los Angeles, CA 90021
David Weinstock, Project Manager
Mayer Brown
Mixed-Use Development
Arts District
Edgar Khalatian
Maxxam Enterprises
CPC-2016-3689-GPA-ZC-HD-MCUP-DBSPR
William Lamborn

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.

Public Presentation

William.lamborn@lacity.org

Design and FAR do not align with community goals. Requires 1.5 Commercial FAR, only achieved .58. Design of building is out of alignment with neighboring warehouse projects. Letter of non-support was approved however applicant has agreed to work with the committee to bring the project in line with community goals. Meeting to be scheduled

- 10 DISCUSSION OF DRAFTING AMENDMENTMENTS TO EXISTING PATIO USE. DISCUSSION OF DRAWBACKS AND ISSUES FOR APPLICANTS CURRENTLY UNDER EXSITING RULE.
Laura & Ron to work on 2am language on a case by case basis. Possible reset to 11pm if business is sold to guarantee outreach. Ongoing

- 11 CANABIS COMMUNITY REQUIREMENTS. DISCUSSION AND VOTE
Looking at 2500-5000 annual monetary contribution to certified organization in the neighborhood working toward community benefit. AD identified 4 uses

12. Adjournment