

HCNNC

HISTORIC CULTURAL NORTH NEIGHBORHOOD COUNCIL

CHINATOWN • EL PUEBLO • SOLANO CANYON • VICTOR HEIGHTS



Thursday, March 12, 2020 – 5:30pm - 7:30 p.m.

Planning and Land Use Committee Meeting

Chinatown Branch Library, 639 N Hill St, Los Angeles, CA 90012

AGENDA

- 1 — **Welcoming Remarks** - Call to Order and Introductions
- 2 — **Establishment of Quorum** - Roll Call
- 3 — **General Public Comment on Non-Agenda Items** (Up to two minutes per speaker)
- 4 — **New Business**
- 4.1 **Review and discuss existing and future development projects.** Possible presentations from applicants.
 - 4.1.1 **942 N. Broadway (Harmony) - APPROVED WITH CONDITIONS, 06/14/2019.**
ZA-2018-3237-MCUP-DB-WDI-SPR. NEW CONSTRUCTION OF APPROXIMATELY 211725 SQ FT. 27-STORY MIXED-USE RESIDENTIAL AND COMMERCIAL TOWER. PROPOSED 178 RENTAL UNITS (5% VLI) ABD 36805 SQ FT OF COMMERCIAL SPACE.
 - 4.1.2 **843 N. Spring Street**
DIR-2019-6917-WDI-SPR, **Requested Entitlement:** PURSUANT LAMC SECTION 12.37, A WAIVER OF DEDICATION AND IMPROVEMENTS OF A 15X15 CHAMFER OR 20-FOOT RADIUS ALONG THE SOUTHEAST INTERSECTION OF COLLEGE STREET AND NEW HIGH STREET; SIX FOOT DEDICATION ALONG SPRING STREET, TEN FOOT DEDICATION ALONG NEW HIGH STREET. PURSUANT LAMC SECTION 16.05, A SITE PLAN REVIEW FOR A RENOVATION OF AN EXISTING 2-STORY, 74,711 GROSS SQUARE FOOT RETAIL.
Applicant: JAMES JACOBSON [Company:843 N. SPRING OWNER, LLC]
Representative: JUDY LEE [Company:LA TIERRA CONSULTING, LLC]
 - 4.1.3 **211 Alpine Street - APPROVED WITH CONDITIONS, DIR Action Date: 05/09/2019**
7-STORY (85 FEET) 153-UNIT MARKET RATE AND 17- EXTREMELY LOW INCOME WITH 2499 SQFT GROUND FLOOR RETAIL, TWO LEVELS OF BELOW-GRADE PARKING AND BICYCLE PARKING.
 - 4.1.4 **1251 N. Spring Street (Elysian Park Lofts/Buena Vista Lofts)**
CPC-2016-4139-DA, (N) 1,159,800 S.F. DEVELOPMENT WITH 920 APARTMENT UNITS, INCLUDING 17 LIVE/WORK, AND 21,406 S.F. OF COMMERCIAL AND THREE LEVELS OF PARKING IN SEVEN BUILDINGS OVER A 351,921 S.F. SITE
Requested Entitlement: GENERAL PLAN AMENDMENT PURSUANT TO LAMC SECTION 11.5.6 FROM LIGHT MANUFACTURING TO REGIONAL COMMERCIAL; A ZONE CHANGE PURSUANT TO LAMC SECTION 12.32 FROM MR2 TO C2; A HEIGHT DISTRICT CHANGE PURSUANT TO LAMC SECTION 12.32 FROM HD1 TO HD2; A ZONING ADMINISTRATOR DETERMINATION PURSUANT

TO LAMC SECTION 12.24.X.22 TO EXCEED TRANSITIONAL HEIGHT SPECIFIED IN 12.21.1.A.10; SITE PLAN REVIEW PURSUANT TO LAMC SECTION 16.05 FOR A DEVELOPMENT WITH 920 UNITS; A VESTING TENTATIVE TRACT TO MERGE AND SUBDIVIDE 3 LOTS INTO 2 GROUND LOTS AND 11 AIR LOTS. A DEVELOPMENT AGREEMENT PURSUANT TO CA GOV'T CODE 65864-65869.5.

Applicant: STEVE RIBOLI [Company:S & R PARTNERS, LLC]

Representative: MARCOS VELAYOS [Company:PARK & VELAYOS]

4.1.5 924 N. Spring Street 770 units - APPROVED WITH CONDITIONS, 01/18/2019
DEVELOPMENT OF A 725 UNIT RESIDENTIAL DEVELOPMENT , AND 51,600 SQ FT OF COMMERCIAL/RETAIL SPACE

4.1.6 414 Bamboo Lane

Case Number: ZA-2019-6869-ZV-ZAA

PROPOSED ZONE VARIANCE TO ALLOW ZERO (0) PARKING SPACES ON-SITE IN LIEU OF THE REQUIRED SEVEN (7) SPACES PURSUANT TO LAMC SECTION 12.21 A.4.

Requested Entitlement: PURSUANT TO LAMC SECTION 12.27, A ZONE VARIANCE TO ALLOW ZERO (0) PARKING SPACES ON-SITE IN LIEU OF THE MINIMUM REQUIRED SEVEN (7) SPACES PER LAMC SECTION 12.21 A.4, IN CONJUNCTION WITH THE CONSTRUCTION USE AND MAINTENANCE OF A NEW THREE-STORY MIXED-USE BUILDING CONSISTING OF OFFICE, GALLERY, AND ONE (1) RESIDENTIAL DWELLING UNIT.

Applicant: JOHN LEE [Company:9 ZERO 4 LLC]

4.2 Review and discuss applications for conditional use permits. Possible presentations from applicants.

4.2.1 980 N. Broadway - Wine Bar.

ZA-2020-950-CUB-CUX, A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.1 OF THE LAMC, TO PERMIT SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION AND THE SALE OF WINE FOR OFF-SITE CONSUMPTION WITH A NEW 1,397 SF. BAR WITH 59 INTERIOR SEATS, 109 SF. PATIO WITH 12 EXTERIOR SEATS, AND HOURS OF OPERATION OF 7 AM-2 AM DAILY. A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.18 OF THE LAMC, TO PERMIT LIVE ENTERTAINMENT, INCLUDING LIVE MUSIC, COMEDY, AND DJ ENTERTAINMENT WITH PATRON DANCING IN 95 SF.

Applicant: ZACH JARRETT [Company:ELOTRO]

Representative: GARY BENJAMIN [Company:ALCHEMY PLANNING + LAND USE]

4.2.2 207 Ord Street - full liquor

ZA-2020-492-CUB, Requested Entitlement: PURSUANT LAMC 12.24-W.1, A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 3,715 SQ. FT. RESTAURANT AND MARKET WITH 42 SEATS, AND A PROPOSED 1,345 SQ. FT. LOUNGE AREA WITH 46 SEATS, FOR A TOTAL OF 5,060 SQ. FT. OF ALCOHOL SERVICE AREA AND 88 SEATS, WITH HOURS OF OPERATIONS FROM 8 AM TO 2 AM DAILY.

Applicant:[Company:EVANGELINE INC]

Representative: EDDIE NAVARRETTE [Company:FE DESIGN & CONSULTING]

4.3 Discuss Chinatown Community Plan Draft. (Chinatown Community Plan DRAFT v 2 11-15-19.pdf.) Possible presentation from the sponsor of this item.

5 ———Committee Member Comments and Announcements

6 ———Requests and Motions for Future Agenda Items

7 ———Adjournment

Committee Members

Wilson Gee (Chair)

Solano Canyon
Owner/ Employee/ Non-Profit/
Property Owner Representative

Don Toy

Victor Heights
Resident Representative

Steve Rice

Victor Heights
Owner/ Employee/ Non-
Profit/ Property Owner
Representative

Tony Quon

At-Large Representative

Dennis Lee

Stakeholder

Public Input at Neighborhood Council Meetings

The public is requested to fill out a "Speaker Card" to address the Committee on any agenda item before the Committee takes an action on an item. 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 not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee or Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Committee. The agenda of the Committee's meetings are posted for public review at the following locations: 1) Chinatown Library, 639 N Hill St, Los Angeles, CA 90012 2) Solano Avenue Elementary School, 615 Solano Avenue, Los Angeles, CA 90012 3) Public Notice Board, Plaza el Pueblo de Los Angeles (in front of 555 N Main St, Los Angeles, CA 90012).

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