



BOARD OF DIRECTOR'S MEETING AGENDA

Meeting Date: May 8, 2018
Meeting Time: 6:30 PM
Meeting Location: Palace Theatre 630 S. Broadway
Contact: patti.berman@dlanc.com for more information

1. Call to Order / Roll Call

Patti Berman			
		Sheridan Thompson	
Andrew Douglas		Nate Johnson	
Wendell Blassingame		Rena Leddy	
Ian Chi-Young		Amara Ononiwu	
		Michael Delijani	
Claudia Oliveira		Amber Maltbie	
Priscilla Bejarano		<i>South park business</i>	
James Todd		Betsy Starman	
Scott Bytof		Robert Newman	
Nate Cormier		Tonja Boykin	
Beverly Christiansen		Dan Curnow	
Ryan Afari		David Chiang	

1. Announcement of open seats, Fashion District Resident, South Park Resident
2. Selection of Board member for South Park Business open seat.
3. Swearing in of vetted alternates.
4. Speakers
 - a. City, State, County or Elected Officials or representatives
 - b. Presentation/Discussion/Possible Action on CF17-1311, "State of Street Related Infrastructure Programs in Los Angeles." The report details recommendations to improve Los Angeles' street-related infrastructure and associated programs. Presentation provided by Laila Alequresh, Executive Advisor, Office of the CAO.
 - c. Presentation concerning a parklet for the BLOC. Possible action.
5. Declarations of Ex Parte communications
6. General Public Comment - Public comment on Non-Agenda Items within the board's subject matter. Speakers are asked to fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes. (The chair, depending on number of speakers and time considerations, may change these parameters.)
7. **MOTION:** The Board shall approve the Minutes from 04-2018
8. President's Report
 - a. Email accounts
 - b. Other messages of import

9. Consent Calendar: **

a. **None**

10. Old Business

a. NONE

11. New Business:

a. Financial Issues:

- i. **MOTION:** The Board shall approve the April 2018 Monthly Expenditure Report
- ii. **MOTION (from Outreach Committee):** The board shall approve moving \$1200 from printing of promotional materials to purchase of swag. Expenditure to remain in the Outreach Budget.
- iii. **MOTION:** The board shall approve the reimbursement to Claudia Oliveira of \$255 for payment for portable toilets for the Skid Row Job Fair. Receipt is in packet. Money to come out of the Outreach Budget
- iv. **MOTION:** The board shall approve the reimbursement to Amara Ononiwu \$154.79 for payment for Pumpkin Festival. Receipt is in packet. Money to come out of the Outreach Budget
- v. **MOTION:** The board shall approve the reimbursement to Robert Newman of \$176.84 for payment for Storage Unit expenses. Receipts are in packet. Money to come out of the Office Budget
- vi. **MOTION:** The board shall re-approve an expenditure of \$1090 for sound equipment at the Pumpkin Festival. Previous request for payment was denied by the City due to a discrepancy in the vote count. Money to come out of the Outreach Budget.
- vii. **MOTION:** The board shall approve the reprogramming of \$5000 of NPG budget to the Outreach line item.
- viii. **MOTION:** The board shall approve the transfer of Fiscal Year 2018 remaining DLANC funds to be split between The Congress of Neighborhoods and Budget Advocates. Total amount not to exceed \$4000.
- ix. Report from Budget Advocates

b. Planning and Land Use Committee (all letters are in the packet) CUB letters of support will be sent to the Los Angeles City Department of Planning, Office of Zoning Administration, unless otherwise noted in item.

i. **Case Number:** ZA-2018-433-CUB, ENV-2018-435-CE

Project Location: 300 S Grand Ave Los Angeles, CA 90071

Request: Pursuant to LAMC 12.24-W.1, a 2,350 SF Pizza Restaurant is applying for a conditional use permit for a type 41 liquor license for on-site sale and consumption of beer and wine in a 2,350 s.f. pizza restaurant with 26 indoor seats, with hours of operation of - Monday through Sunday 10:30 am to 9:30 pm. No live entertainment. In the C2-4D and R5-4D zone.

MOTION:

“The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2018-433-CUB, ENV-2018-435-CE. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.”

(Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0)

ii. **Case Number:** ZA-2018-859-CUB, ENV-2018-860-CE

Project Location: 915 Wilshire Blvd Los Angeles, CA 90017

Project Description: The project is a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room, and an 801 sf outdoor patio area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation 9:00 a.m. to 2:00 a.m. daily.

Request: Pursuant to LAMC § 12.24-W,1, the Applicant is requesting a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,862 sf restaurant, inclusive of a 281 sf TV/media dining room, and an 801 sf outdoor patio area, located within an existing high-rise office building. There will be 102 indoor seats and 32 outdoor seats, with proposed hours of operation 9:00 a.m. to 2:00 a.m. daily.

MOTION:

“The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2018-859-CUB, ENV-2018-860-CE. Support is conditioned on the following: in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.”

(Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0)

iii. **Case Number:** ZA-2018-99-CUB, ENV-2018-100-CE

Project Location: 460 S. Spring Los Angeles, CA 90013

Project Description: Pursuant to LAMC § 12.24 W, 1, the applicant is requesting to obtain a new Conditional Use Permit to allow for an upgrade of off-site sales of beer and wine to full liquor with on-site beer and wine consumption, in conjunction with a 2,135 square-foot gourmet wine shop on the ground floor of a mixed-use building. Maintaining hours of operation from 11am – 2am.

Requests: Pursuant to LAMC § 12.27 W.1, the applicant is requesting a conditional use permit to allow for an upgrade of beer and wine off-site sales, to full liquor off-site sales. The applicant is requesting to maintain the on-site beer and wine consumption, in conjunction with the existing 2,135 square-foot shop with 25 seats on the ground floor of a mixed-use building. Maintaining hours of operation from 11am-2am.

MOTION:

“The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. ZA-2018-99-CUB, ENV-2018-100-CE Support is conditioned on the following:

- 1.) in the event of change of operator/tenant, the new operator/tenant will return to present to DLANC, Council Office and LAPD when required to apply for plan approval.
- 2.) Approval is conditioned on revising the Planning Case Application requests under “SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT” Sect. 4f listed below:
 - Fi. “Will there be beer and wine only, or a full-line of alcoholic beverages available?” Answer should be changed from “0” to “YES”
 - Fii: “Will ‘fortified’ wine (greater than 16% alcohol) be sold? “Answer should be changed from “0” to “YES”

**Fiii: “Will alcohol be consumed on any adjacent property under the control of the applicant?
“ Answer should be changed from “0” to “NO””**

3.) Approval is conditioned on the applicant providing a security guard on site at all times during the open hours of operation.””

(Vote Count: Yes: 6; No: 0, Abstention: 2; Absent: 3, Recused: 0)

iv. **Case Number:** CPC-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852

Project Location: 554 S. San Pedro St. Los Angeles, CA 90013

Project Description Request: Removal of existing building and the construction of two new multi-family residential buildings consisting of up to 382 dwelling units, 25,493 square feet of philanthropic institution and 2,250 square feet of retail space.

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level¹, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
2. Pursuant to L.A.M.C. Section 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 (Light Industrial Zone) to C2 (Commercial Zone) to permit the construction of a new mixed-use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
3. Pursuant to L.A.M.C. Section 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low-Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space. The project’s proposed floor area ratio is equal to 8.1 to 12 .
4. Pursuant to L.A.M.C. Section 12.21. G.3(a)92), the Applicant requests approval of a Director’s Decision to allow
 - i. A 10% increase in the qualifying area of indoor, covered open space to 35% percent of the total required usable open space permitting the project to provide 13,370 square feet of interior common areas.
5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings. Within this Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentives outlined in L.A.M.C Section 12.22 A.29 (c):
 - a. A 35% increase in total floor area
 - b. Open space requirement pursuant to Section 12.21.G reduced one-half
 - c. No parking required for dwelling units for households earning less than 50% Area Medium Income

- d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit.
- 6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and resubdivision of the land and the creation of one ground lot containing 3 air space lots necessary to facilitate the development of a mixed-use project.
 - a. Lot 1: ground Lot
 - b. Lot 2: Phase 2 Tower + Portion of Subterranean Parking
 - c. Lot 3: Portion of Phase 1 Tower + Portion of Subterranean Parking
 - d. Lot 4: Portion of Phase 1 Tower + Portion of Subterranean Parking

Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements

- 1. Based on affordability levels as set by United States Department of Housing and Urban Development (HUD) consistent with LAMC 12.22 A 19 (a)
- 2. LAMC 12.22 A 29 (c) (1) permits a 35% increase over the permitted floor area.

**MOTION: “The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852. Support is conditioned on the following:
1. Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.”**

(Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0)

- v. . **Case Number:** ENV-2018-429-CE, ZA-2018-428-CUB
Project Location: 541 S. Spring St. Los Angeles, CA 90013
Project Description: The applicant requests a CUP for the on-site and off-site sale and consumption of beer and wine in conjunction with a restaurant with an interior of 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats with hours of operation from 6 a.m. 2 a.m. daily.
 Request: Pursuant to LAMC section 12.24 W.1, a conditional use to permit the on-site and off-site sales and consumption of beer and wine in conjunction with a restaurant with an interior 2,222 sf. And 160 sf. of exterior covered dining with 67 total seats (61 interior and 6 exterior) and hours of operation from 6 a.m. – 2 a. m.

MOTION: “The Planning and Land Use Committee recommends that DLANC submit a conditioned letter of support for the Applicant’s request in Planning Case No. ENV-2018-429-CE, ZA-2018-428-CUB. Letter of support is conditioned on approving only the on-site sale and consumption of beer and wine but not offsite sales.”

(Vote Count: Yes: 7; No: 0, Abstention: 0; Absent: 4, Recused: 0)

- c. Urban Needs and Resources
 - d. CCEAHC
 - e. Executive
 - f. Outreach
 - g. Government Liaison
 - h. Livability
 - i. Budget Chair
 - j. By-Laws Chair
 - k. Officer Reports
 - i. VP Administration
 - ii. Secretary
 - l. Representative Reports
 - i. LLANC
 - ii. Sustainability
 - iii. Homeless
 - iv. Animal Services
 - v. Purposeful Aging
 - vi. Legal
 - vii. Public Works
 - viii. Film
 - m. General Public Comment - Public comment on Non-Agenda Items within the board's subject matter. Speakers are asked to fill out a public comment card. Public comments are limited to two minutes per speaker with a total time of ten minutes. (These parameters may be changed by the chair, depending on number of speakers and time considerations.)
12. Other Board Member Announcements
 13. Next Meeting Tuesday June 12, 2018
 14. Adjourn

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 meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.*

POSTING: *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed on our website by clicking on the following link: www.dlanc.com , or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please download from our website. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>.*

RECONSIDERATION AND GRIEVANCE PROCESS: *For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website www.dlanc.com.*

DISABILITY POLICY: *The Downtown Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Downtown Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551 or email NCsupport@lacity.org.*

**** NOTICE TO THE PUBLIC:** There will be no separate discussion of Consent items as they are considered routine and will be adopted by one motion. If a member of the Board or a stakeholder requests discussion on a particular item, that item will be removed from Consent and considered separately. Such items will be moved to the end of the agenda.