



BOARD OF DIRECTOR'S MEETING AGENDA

Meeting Date: June 12, 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	
Harold "Mac" McCarthy		Michael Delijani	
Claudia Oliveira		Amber Maltbie	
Priscilla Bejarano			
James Todd		Betsy Starman	
Scott Bytof		Robert Newman	
		Tonja Boykin	
Beverly Christiansen		Dan Curnow	
Ryan Afari		David Chiang	

1. Selection of Board members for Fashion District Resident, South Park Resident open seats.
2. Swearing in of vetted alternates.
3. Speakers
 - a. City, State, County or Elected Officials or representatives
 - b. Sashi Hordagoda concerning a proposed cannabis project in DTLA.
4. Declarations of Ex Parte communications
5. 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.)
6. **MOTION:** The Board shall approve the Minutes from 04-2018
7. **MOTION:** The Board shall approve the Minutes from 05-2018
8. President's Report
 - a. Email accounts issues etc.
 - b. Other messages of import

9. Consent Calendar: **

- a. The board shall approve Wendell Blassingame as a member of the Planning Committee.

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:** The Board shall approve the May 2018 Monthly Expenditure Report
- iii. 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: ENV-2018-867-CE, ZA-2012-2294-CUB-PA1

Project Location: 656 S. Main Los Angeles, CA 90014

Request: Pursuant to 12.24-W.1, A Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with a 1,578 SF bar having 45 seats and hours of operation 2 p.m. – 2 a.m. Monday through Friday and 11 a.m. – 2 a.m. Saturday and Sunday. The applicant is requesting the modification of condition #12 of the existing CUP grant in order to have one (1) pinball machine in the bar. No increase in seat number or square footage.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ENV-2018-867-CE, ZA-2012-2294-CUB-PA1. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

ii. Case Number: ZA-2017-4598-CUB, ENV-2017-4599-CE

Project Location: 129 E 3rd St Los Angeles, CA 90013

Request: Pursuant to LAMC 12.24-W,1. Conditional Use for upgrade from beer and wine to full line of alcohol for onsite consumption in a 1,334 sq ft, 40 seat bar, live entertainment, open daily 11am-2am in the (Q) C2-4D-CDO zone.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2017-4598-CUB, ENV-2017-4599-CE. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

iii. **Case Number:** ZA-2018-2155 CUB, ENV-2018-2156 CE

Project Location: 777 S. Figueroa St. Unit 900 Los Angeles, CA 90017

Request: Pursuant to LAMC 12.24 W 1, Conditional Use Permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 21,272 square-foot lounge, meeting, event and conference center with a full service kitchen, serving food and beverages, seating 413 patrons (varied according to activity). Hours of operation from 6 am – 12 am, daily.

MOTION:

“DLANC shall submit a letter of support for the Applicant’s request in Planning Case No. ZA-2018-2155 CUB, ENV-2018-2156 CE.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

iv. **Case Number:** ZA-2018-2151 CUB, ENV-2018-2152 CE

Project Location: 333 S. Grand Ave Los Angeles, CA 90731 (FL 1,3 and 4)

Request: Pursuant to LAMC 12.24 W 1, Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages in conjunction with an approximately 50,766 square-foot lounge, event, meeting and conference center with full service kitchen, serving food and beverages, seating 913 (varied according to activity). Hours of operation from 6 am – 12 am, daily.

MOTION:

“DLANC shall submit a letter of support for the Applicant’s request in Planning Case No. ZA-2018-2151 CUB, ENV-2018-2152 CE.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

v. **Case Number:** ZA-2017-5134-CUB

Project Location: 605 W. 7th St. Los Angeles, CA 90017

Request: Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,631 square-foot, full-service restaurant with 37 indoor seats.

Pursuant to LAMC 12.24-W.1, A Conditional Use Permit to allow the hours of operation for a proposed restaurant from 11:00 a.m. to 12:00 midnight daily in the C2-4D zone, in lieu of hours between 7:00 a.m. and 11:00 p.m. as required for commercial corner development.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2017-5134-CUB. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

vi. **Case Number:** ZA-2006-6513-PA4

Project Location: 1101-1139 S. Broadway, 146 W. 11th St Los Angeles, CA 90015

Request: PLAN APPROVAL, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24M and in accordance with Condition No. 6 from the previously approved City Planning Case No. ZA-2006-6513(CUB)(CUX)(CU)(ZV)(ZAA)(SPR)(PA1), to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 6,907- square foot restaurant, having 100 interior seats and 36 exterior seats at an outdoor dining area of approximately 480 square feet (the proposed “Project”), located within the C2-4D-O-SN Zone at 1111 S. Broadway, Unit B (the “Project Site”) within the Central City Community of the City of Los Angeles. Proposed hours of operation are from 6:00 AM to 2:00 AM, daily.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2006-6513-PA4. Letter of support is conditioned on: 1) the request that outdoor dining may occur provided a minimum 6-foot-wide continuous path of travel from the inside edge (building side) of the tree well is maintained, and 2) the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

vii. **Case Number:** ZA-2017-2378-MPA

Project Location: 940 South Figueroa Street Los Angeles, CA 90015

Request: Pursuant to 12.24-W,1, the applicant is requesting a Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with previously approved case ZA-2013-2284(MCUP) in conjunction with an existing 72,627 sf theater with restaurant, cultural, and event spaces located at 940 S. Figueroa with hours of operation from 11 AM-2AM, daily.

Pursuant to 12.24-W,18, the applicant is requesting a Plan Approval to allow for dancing and live entertainment in conjunction with previously approved case ZA2013-2284(MCUP)

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2017-2378-MPA. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

(Vote Count: Yes: 9; No: 0, Abstention: 0; Absent: 2, Recused: 0)

viii. **Case Number:** CPC-2016-4710-TDR-MCUP-SPR, ENV-2016-4711-EAF, VTT-74760

Project Location: 1000-1034 S. Hill St., 220-226 W. Olympic Blvd. Los Angeles, CA 90015

Request: Demolition of surface parking lots and construction of a 60-story tower with 700 residential dwelling units and 15,000 square feet of commercial space with a total 658,021 square feet of floor area and 1,075 parking spaces.

- (1) Pursuant to LAMC Section 14.5.6.B, a Transfer of Floor Area Rights (TFAR) Greater Than 50,000 square feet of floor area for the transfer of approximately 354,319 square feet of floor area;
- (2) Master Conditional Use Permit pursuant to LAMC Section 12.24.W.1 to allow the on-site sale and consumption of a full-line of alcoholic beverages within up to four establishments;
- (3) Site Plan Review pursuant to LAMC Section 16.05 for the construction of 700 residential units;
- (4) Vesting Tentative Tract Map pursuant to LAMC Section 17.15 for merger and re-subdivision of the Project Site for residential and commercial condominium purposes; and
- (5) Haul Route approval (for the export of approximately 206,100 cy of soil) in connection with the tract map approval pursuant to LAMC Section 17.05. The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities which may include, but are not limited to, the following: excavation, shoring, grading, foundation, removal of street trees, and building and tenant improvements for the Project Site.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. CPC-2016-4710-TDR-MCUP-SPR, ENV-2016-4711-EAF, VTT-74760. Support is conditioned on the following: Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.”

(Vote Count: Yes: 8; No: 0, Abstention: 0; Absent: 2, Recused: 1)

ix. **Case Number:** ZA-2012-759-CUB-PA1, ENV-2017-5366-CE

Project Location: 521 W. 7th St. Los Angeles, CA 90014

Request: Per LAMC 12.24-M, a PA to allow the continued sale of beer and wine on-site consumption at an existing in the C2-4D zone. Restaurant includes 1,900 s.f. interior with 34 seats, and a 81 s.f. patio with 8 seats. Hours of operation for beer wine sales 10am – 12 mid Sun-Wed, 10am-2am Thur-Sat.

MOTION:

“DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2012-759-CUB-PA1, ENV-2017-5366-CE. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

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

x. **Case Number:** ZA 2018-585-CUB

Project Location: 840 S. Spring St. Los Angeles, CA 90014

Request: Pursuant to Condition No. 8 of Case No. ZA 2011-2610(CUB), a renewal of a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with an existing restaurant; having hours of operation from 9 a.m. to 2 a.m., daily; with a seating capacity for 106 indoor and 23 outdoor patrons; in the C2-4D zone.

MOTION: DLANC shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA 2018-585-CUB. Letter of support is conditioned on the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.”

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

c. Urban Needs and Resources

d. **MOTION:** The Board shall approve a letter to Supervisor Hilda Solis concerning the proposed Consolidated Correctional Treatment Facility which is to replace the Men’s Central Jail.

e. CCEAHC and PLUC

i. **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: “DLANC shall 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.”

- f. Discussion and possible action concerning NC reforms suggested by Councilmember David Ryu in his council file 18-0467. He has asked all NC’s to comment on his proposal in the form of a CIS. (Motion is in the packet)
- g. Executive
- h. Outreach
- i. Government Liaison
- j. Livability
- k. Budget Chair
- l. By-Laws Chair
- m. Officer Reports
 - i. VP Administration
 - ii. Secretary
- n. Representative Reports

- i. LLANC
- ii. Sustainability
- iii. Homeless
- iv. Animal Services
- v. Purposeful Aging
- vi. Legal
- vii. Public Works
- viii. Film

- o. 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.