



# BOARD OF DIRECTOR'S MEETING AGENDA

**Meeting Date:** July 10, 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
VACANT		Nate Johnson
Wendell Blassingame		Rena Leddy
Ian Chi-Young		Amara Ononiwu
Harold "Mac" McCarthy		Michael Delijani
Claudia Oliveira		Amber Maltbie
Priscilla Bejarano		<i>Fashion District Resident</i>
James Todd		Betsy Starman
Scott Bytof		Robert Newman
Pat Barrett		Tonja Boykin
Beverly Christiansen		Dan Curnow
Ryan Afari		David Chiang

1. Selection of Board members for Fashion District Resident.
2. Announcement of empty seat vacated by Andrew Douglas.
3. Swearing in of vetted alternates.
4. Speakers
  - a. City, State, County or Elected Officials or representatives
  - b. Nyabingi Kuto concerning The Skid Row Drug Users Resource Fair and Forum
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 06-2018
8. President's Report
  - a. Email accounts issues
  - b. Ongoing meeting space
  - c. Budget
  - d. Other messages of import

9. Consent Calendar: \*\*
- a. The board shall approve Mac McCarthy and David Chiang as members of the Government Liaison Committee.
10. Old Business
- a. NONE
11. New Business:
- a. Financial Issues:
    - i. **MOTION:** The Board shall approve the June 2018 Monthly Expenditure Report
    - ii. **MOTION:** The Board shall approve the May 2018 Monthly Expenditure Report
    - iii. **MOTION:** The Board shall approve the 2018-9 Administrative Summary Packet.
    - iv. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$1200 for rent and utilities for the lease for the DLANC Meeting room at 529 S Broadway, Unit 203. Monies to come from the Office Budget line item. Vendor is Bemas Investment LLC.
    - v. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$50 for Website hosting. Monies to come from the Office Budget line item. Vendor is Linode.
    - vi. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$150 for a storage unit. Monies to come from the Office Budget line item. Vendor is Public Storage.
    - vii. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$120 for a minute's taker. Monies to come from the Office Budget line item. Vendor is Apple One.
    - viii. **MOTION:** The Board shall approve a monthly expenditure not to exceed \$300. Monies to come from the Office Budget line item. Vendor is Bitsift.
    - ix. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$120 for internet service and phone for the DLANC Meeting room at 529 S Broadway, Unit 203. Monies to come from the Office Budget line item. Vendor is AerioConnect.
    - x. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$20 for a cell phone for the DLANC Meeting room at 529 S Broadway, Unit 203. Monies to come from the Office Budget line item. Vendor is Verizon.
    - xi. **MOTION:** The Board shall approve an annual expense not to exceed \$250 for Domain Registration of dlanc.org and dlanc.com. Monies to come from the Office Budget line item. Vendor is Register.com.
    - xii. **MOTION:** The Board shall approve an annual expense not to exceed \$450 for a post office box at 90013. Monies to come from the Office Budget line item. Vendor is USPS.
    - xiii. Report from Budget Advocates
  - b. **MOTION:** The Board shall approve the Inventory form in the packet.
  - c. **MOTION:** The Board shall approve the STIP sheet form in packet.
  - d. **MOTION:** The Board shall approve the Self-Assessment form in packet.

e. 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-2018-2880-MPA, ENV-2018-1947-CE

**Project Location:** 450 W Olympic Blvd #B & C Los Angeles, CA 90015

**Project Description Request:** Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats and a 467 sq. ft. patio with 20 outdoor seats. Hours of operation from 11:00am to 12:00am, daily.

Per LAMC section 12-24-M and LAMC section 12-24-W, 1 requesting a plan approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 4,675 sq. ft. restaurant with 150 interior seats, and a 467 sq. ft. patio with 20 seats, serving a full line of alcoholic beverages for on-site consumption, with proposed hours of operation from 11:00am to 12:00 midnight (daily), in the [Q]R5-4D-O Zone, (Previously approved under case No. ZA-2015-810-MCUP).

**MOTION:** The DLANC board shall submit a conditional letter of support for the Applicant's request in Planning Case No. ZA-2018-2880-MPA, ENV-2018-1947-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: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0)

ii. **Case Number:** ZA-2018-1262-ZV

**Project Location:** 1243 S Olive Los Angeles, CA 90015

**Project Description Request:** Doggie Daycare and Grooming with Boarding facilities for overnight stays, no outdoor kennels.

Pursuant to LAMC 12.14, to allow dog boarding (overnight stays) in a C2 Zone in conjunction with a grooming and daycare business.

**MOTION:** The DLANC board shall submit a letter of support for the Applicant's request in Planning Case No. ZA-2018-1262-ZV.

(Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 5, Recused: 0)

iii. **Case Number:** ZA-2018-906-CUB-CUX-ZV-CDO

**Project Location:** 612 S Broadway Los Angeles, CA 90014

**Project Description Request:** Rehabilitation of an existing 68,962sf 6-story high-rise building for creative office and retail use. Proposing a 7<sup>th</sup> floor addition restaurant use and 8<sup>th</sup> floor (high rooftop) bar with rooftop dining, complimented by live entertainment and dancing.

- 1) Pursuant to LAMC § 12.24 - W,1 a new conditional use permit for the sales and dispensing of a full-line of alcoholic beverages for on-site consumption throughout the 7th and 8th/rooftop floors consisting of 12,251sf and providing a total of 742 seats (Requesting hours of operation from 6:00am-2:00am daily);
- 2) Pursuant to LAMC § 12.24 – W,18 a conditional use to permit live entertainment and dancing on the 7th and 8th /rooftop floors;
- 3) A zone variance, pursuant to LAMC 12.27, to allow relief from LAMC 12.14 A,1 (b) 3 to permit the use of uncovered outdoor rooftop dining as well as dancing and entertainment in a C5 zone;
- 4) A zone variance, pursuant to LAMC 12.27, to allow relief from Ordinance 164,307, to permit a new FAR of 6.85 for a building with an existing nonconforming FAR of 7.11 in lieu of the required 6.0;
- 5) A zone variance, pursuant to LAMC to 12.24-W,18, to allow relief from 12.21 A-4 for zero parking spaces, in lieu of the 13 triggered spaces required for the increase in FAR;
- 6) Pursuant to LAMC 13.08 E, the applicant requests a Community Design Overlay approval for the 1924 building. Proposing a front façade cleaning and restoration, new ground-level storefront, and a new rooftop addition for a proposed restaurant and rooftop bar with outdoor dining.

**MOTION:** The DLANC board shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-906-CUB-CUX-ZV-CDO, with the exception of request number 3: “zone variance to permit the use of uncovered outdoor rooftop dining as well as dancing and entertainment in a C5 zone.” Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change.

(Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 4, Recused: 1)

iv. **Case Number:** ZA-2018-331-CUB-CUX-ZAD

**Project Location:** 124 E Olympic Los Angeles, CA 90015

**Project Description Request:** An Adaptive Reuse Conversion of an existing 6-story commercial office building to a 7-story, 149-room, 79,275 square foot hotel with ground floor and rooftop dining. In conjunction with hotel and restaurant use, a Conditional Use Permit to allow the sales and service of a full line of alcoholic beverages for on-site consumption and a Conditional Use Permit to allow dancing. Hours of operation 24 hours with alcohol service 6 am – 2 am daily. No additional FAR.

Pursuant to the Los Angeles Municipal Code, section 12.24-X,1; the applicant requests a Zoning Administrator’s Determination to allow the adaptive reuse of the existing 6-story office building zoned M2-2, located in the Downtown Project Area, constructed in accordance with the building and zoning codes in effect prior to July 1, 1974.

Pursuant to the Los Angeles Municipal Code, section 12.24-W,1; the applicant requests a Conditional Use to permit the on-site sales, dispensing, and consumption of a full-line of alcoholic beverages in conjunction with a proposed 7-story hotel comprised of a total 79,257 S.F., having access-cabinets in each of the 149 hotel guest rooms, a 2,602 S.F. ground floor restaurant area with 124 interior seats, a ground floor 2,195 S.F. hotel restaurant with 137 interior seats, 946 S.F. coffee lounge with 36 seats, and a 4,431 S.F. hotel rooftop terrace and pool deck with 147 exterior seats. Proposed hotel hours of operation are 24 hours with alcohol sales from 6am-2am, daily.

Pursuant to the Los Angeles Municipal Code, section 12.24-W,18; the applicant requests a Conditional Use to permit dancing throughout the hotel, particularly on the rooftop terrace (alternative layouts provided in “Exhibit A”).

**MOTION:** The DLANC board shall submit a conditional letter of support for the Applicant’s request in Planning Case No. ZA-2018-331-CUB-CUX-ZAD. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and 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)

- v. **Case Number:** CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR,  
**Project Location:** 1033-1057 South Olive Street, Los Angeles, CA 90015  
**Project Description Request:** Replace existing uses with a high-rise mixed-use development providing a maximum of 794 residential units and approximately 12,504 square feet of commercial space consistent with the requirements of the Los Angeles Municipal Code.

1) Pursuant to L.A.M.C. Section 17.01 and Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map 74531, to create one master ground lot and to subdivide the site into 17 airspace lots for a high-density urban mixed use Project containing a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space.

a. The Applicant requests permission to deviate from the number of parking space defined in the Advisory Agency policy memo AA-2000-1. This memo requires 2.25 parking spaces per condominium unit. The Applicant requests permission to provide residential parking consistent with LAMC Section 12.21.A.4.p for a ratio of approximately 1.1 parking space per residential dwelling unit in consideration of its proximity to jobs, services, and public transit.

b. The Applicant requests approval of a haul route in conjunction with the Vesting Tentative Tract Map approval.

2) Pursuant to L.A.M.C. Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project Site (Receiver Site) for the approximate amount of 404,803 square feet of floor area.

3) Pursuant to L.A.M.C. Section 12.24 W.1, the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption only within up to ten premises.

4) Pursuant to L.A.M.C. Section 16.05, the Applicant requests Site Plan Review.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative 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, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

**MOTION:** The DLANC board shall submit a conditional letter of support for the Applicant's request in Planning Case No. CPC-2017-3251, ENV-2016-4630-EIR, TDR-MCUP-SPR. Letter of support is conditioned on the Applicant maintaining pedestrian access should the sidewalk be temporarily closed during construction, any walkways temporarily covered due to construction are well-lit, and the request for the operator/tenant to come back to PLUC and present project should Ownership/Tenant change. Additionally, the committee strongly encourages the addition of retail entrances along Olive Street and that the proposed screen material on the exterior of the building does not fully extend to the ground floor on the street fronting elevations.

(Vote Count: Yes: 6; No: 0, Abstention: 0; Absent: 4, Recused: 1)

- f. Urban Needs and Resources
  - g. CCEAHC
    - i. **MOTION:** The Board shall approve a Community Impact Statement in support of Council File 15-1138-S31, which calls on the City to take more immediate action to provide temporary housing to Skid Row residents. The Board shall also approve the letter attachment posted with this Agenda in support of the Community Impact Statement.
  - h. Executive
  - i. Outreach
  - j. Government Liaison
  - k. Livability
    - i. **MOTION:** The DLANC board shall approve a non-monetary sponsorship of Metro Bike Skills and Safety classes conducted by Los Angeles County Bike Coalition with dates to be determined. DLANC will provide outreach through social media and will be included in all Bike Coalition advertising and social media. Classes will be held on 5<sup>th</sup> street as an adjunct to the Historic Core Farmer's Market.
    - ii. **MOTION:** The Board shall approve the letter of support for the Northern Alignment of the Santa Ana line. (letter and information in packet).
  - l. Budget Chair
  - m. By-Laws Chair
  - n. Officer Reports
    - i. VP Administration
    - ii. Secretary
  - o. Representative Reports
    - i. LLANC
    - ii. Sustainability
    - iii. Homeless
    - iv. Animal Services
    - v. Purposeful Aging
    - vi. Legal
    - vii. Public Works
    - viii. Film
  - p. 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 August 14, 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](http://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](http://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](mailto: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.

CANCELLED