



BOARD OF DIRECTOR'S MEETING AGENDA

Meeting Date: May 14, 2019
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	
Max Le Merle		Nate Johnson	
Wendell Blassingame		Rena Leddy	
Ian Chi-Young		Amara Ononiwu	
Harold "Mac" McCarthy		Michael Delijani	
Claudia Oliveira		Amber Maltbie	
VACANT		Chris Roth	
VACANT		Betsy Starman	
Scott Bytof		Robert Newman	
Pat Barrett		VACANT	
Beverly Christiansen		Dan Curnow	
Ryan Afari		Marcus Lovingood	

1. Speakers

- a. City, State, County or Elected Officials or representatives
- b. Eve Sanford from Spin

2. Declarations of Ex Parte communications

3. 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.)

4. **MOTION: The Board shall approve the Minutes from 05-2019.**

5. President's Report

- a. Elections
- b. Emails
- c. Requests from other NCs
- d. Liaison cards (possible action)
- e. Other messages of import

6. Consent Calendar: *

- a. None

7. Old Business
 - a. NONE

8. New Business:
 [All items for discussion and possible action]
 - a. Financial Issues:
 - i. **MOTION: The Board shall approve the May 2019 Monthly Expenditure Report**
 - ii. **MOTION: The Board shall approve the Administration Summary Packet for 2019-2020.**
 - iii. **MOTION: The Board shall approve moving \$1100 from Outreach to Election Expenses.**

9. **MOTION: The Board shall approve a letter of support for Volunteers of America to provide Safe Paring lots for homeless and other vulnerable individuals.**

10. Discussion and possible action concerning a draft boycott letter received from Arroyo Seco NC.
 - a. Livability
 - i. **MOTION: The DLANC board approves an expenditure not-to-exceed \$550 for 1000 3x4 magnets, 1000 5x4 flyers and 30 11x17 posters depicting the “Report It” graphic (attached). This series encourages DLANC constituents to report crime at all levels**
 - ii. **MOTION: The DLANC board authorizes Reeyan Raynes to place DLANC on a waitlist for a CERT class with location tentatively set for the DLANC office.**

 - 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:** N/A
MOTION: “ DLANC shall adopt a letter advising that Whole Foods (located at 788 S. Grand Avenue) reestablish the visual transparency between the sidewalk and its storefront windows along Grand Ave. and 8th St. in conformance with Downtown design guidelines, including relocation of the Amazon lockers and removal of the super-graphic advertising.
 (Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 4, Recused: 0)

 - ii. **Case Number:** CPC-2016-3808-VZC-CDO-SPR; VTT-74320; ENV-2016-3809-EIR
Project Location: 213 S Spring St, 200-210 S Broadway, 232-238 W 2nd Los Angeles, CA 90012
Project Description: Construct a 56-story mixed-use building consisting of 680 residential condominium units and approximately 10,000 square feet of ground floor commercial area on a site that is currently used as a surface parking lot and has a five story parking structure. The Site will also be the future home of a 2nd Street/Broadway Metro rail station for the Regional Connector, which is currently under construction (updated description presented by applicant).
Project Request:
 1. Vesting Zone Change to amend Ordinance No. 180,871 to eliminate or modify [Q] Condition No. 7 (minimum and maximum lot coverage for towers) to reflect the project’s proposed design (LAMC Sec.s 12.32 G and 12.32 Q)
 2. Site Plan Review for a project with an increase of 50,000 square feet of non-residential floor area and 50 or more dwelling units (LAMC Sec. 16.05)
 3. Design Overlay Plan Approval for a project in the Broadway Community Design Overlay (CDO) Zone (LAMC Sec. 13.08 E)

4. Vesting Tentative Tract Map No. 74320 for a 10-lot airspace subdivision for merger, re-subdivision and condominium purposes, with a request for haul route approval (LAMC Sec.s 17.01 & 17.15).

MOTION: DLANC shall submit a letter of support for the Applicant’s request in Planning Case No. CPC-2016-3808-VZC-CDO-SPR; VTT-74320; ENV-2016-3809-EIR; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit; (c) storefront of ground floor retail is transparent to allow for eyes on the street and pedestrian safety.

(Vote Count: Yes: 4, No: 3, Abstention: 0; Absent: 3, Recused: 1)

iii. **Case Number:** ZA-2019-1091-CUW, ENV-2019-1092-CE

Project Location: 121 E. 5th Street, Los Angeles, CA 90057

Project Description: Install (16) antennas, install (48) RRUS and (6) surge suppressors, install (4) equipment cabinets, install (1) GPS antenna, install power, telco, and coax runs.

Project Request:

Request for a Conditional Use Permit, pursuant to LAMC 12.24 W.49, for the installation of a new rooftop wireless telecommunications facility in the C4-2D zone

MOTION: DLANC shall submit a letter of opposition for the Applicant’s request in Planning Case No. ZA-2019-1091-CUW, ENV-2019-1092-CE. The Planning and Land Use Committee recommends that Applicant looks for a non-historic building where the city-wide design guide can be implemented to screen the antenna or equipment. As proposed on the historic building, the absence of screening is a better solution than screening; however, it is still an unsightly and visible obstruction on the roofline of a highly visible historic building. Thus, an alternative location on a less visible, non-historic building should be considered so that screening can be used.

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

iv. **Case Number:** ZA-2009-979-CUB-CUX-ZV-PA1

Project Location: 448 S. Hill Street Los Angeles, CA 90013

Project Description/Request: A Plan Approval, pursuant to the provisions of Sections 12.24. – M of the Los Angeles Municipal Code, to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, patron dancing, in conjunction with the expansion of 2,503 sq. ft. to the existing 22,271 sq. ft. restaurant, bar and lounge and the modification of Condition No 24 to allow the expansion of hours of operations from 7 am – 1:45 am daily to 7 am – 2:00 am daily. The project includes a maximum of 796 seats.

MOTION: DLANC shall submit a letter of support for the Applicant’s request in Planning Case No. ZA-2009-979-CUB-CUX-ZV-PA1.”

(Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 3, Recused: 0)

- v. **Case Number:** CPC-2016-3765-TDR-MCUP-ZAD-DD-SPR, VTT-74593, ENV-2016-3766-EIR

Project Location: 319-323 1/2 W. 5th St. and 440-442 S. Hill St., Los Angeles, CA 90013

Project Description: The Project would develop a vacant site with a mixed-use development (Project) consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial restaurant uses. In total, the Project would contain up to 260,689 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed used would be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project would provide 126 vehicle spaces within two subterranean and three-above grade parking levels; and 157 bicycle parking spaces located on levels B1, L3, and L4.

(Please note that while some Project application materials also reference a “Project Option B” the Applicant is no longer pursuing approvals for that option).

Project Request:

1. Pursuant to LAMC Section 16.05, Site Plan Review for development of a project that results in an increase of 50 or more dwelling units and/or guest rooms;
2. Pursuant to LAMC Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 160,711 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the pool deck;
4. Pursuant to 12.24 W.18, a Conditional Use Permit (CUX) to allow live entertainment and dancing within the hotel ballroom and 29,232 square feet of commercial restaurant uses;
5. Pursuant to LAMC Section 12.21 G.3(a), a Director’s Decision to permit a 10-percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable common open space; and a 10-percent reduction in the required area for planting ground cover, shrubs, and trees within the common open space areas;
6. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator’s Determination to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within 100 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height of 61 feet, as permitted by LAMC Section 12.21.1 A.10;
7. Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74593 for the merger and re-subdivision of a 0.38-acre site into two (2) ground lots and four (4) air space lots; and a Haul Route for the export of up to 25,092 cubic yards of soil;

8. Environmental Impact Report for the Project, which includes the Draft EIR, No. ENV-2016-3766-EIR (SCH No. 2017031010) dated, November 1, 2018, and the Final EIR, dated April 26, 2019 (5th and Hill Project EIR), and;

9. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, haul routes, temporary street closure permits, encroachment permits, grading permits, excavation permits, foundation permits, trade permits, and building permits.

MOTION: DLANC shall submit a letter of support for the Applicant's request in Planning Case No. CPC-2016-3765-TDR-MCUP-ZAD-DD-SPR, VTT-74593, ENV-2016-3766-EIR; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction, and; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit.

(Vote Count: Yes: 7, No: 0, Abstention: 1; Absent: 3, Recused: 0)

11. Outreach Committee

12. Committees Reports

13. Officer Reports

14. Liaison Reports

15. 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.)

16. Other Board Member Announcements

17. Next Meeting July 9, 2019

18. 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.*

****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.**