



BOARD OF DIRECTOR'S MEETING AGENDA

Meeting Date: August 8, 2017

Meeting Time: 6:30 PM

Meeting Location: Palace Theatre 630 S. Broadway

Contact: patti.berman@dlanc.com for more information

1. Call to Order in honor of the life of Kevin Michael Key / Roll Call

Patti Berman		Kristina Ferris	
Josh Albrektson		Estela Lopez	
Andrew Douglas		Nate Johnson	
Wendell Blassingame		Rena Leddy	
Ian Chi-Young		Amara Ononiwu	
Ariana Nussdorf		Michael Delijani	
Jacob Van Horn		Amber Maltbie	
Pricilla Bejarano		Josh Kreger	
James Todd		Eduardo Alvarado	
Scott Bytof		Robert Newman	
Nate Cormier		Rufus Washington	
Beverly Christiansen		Dan Curnow	

1. Swearing in of vetted alternates.
2. Speakers
 - a. City, State, County or Elected Officials or representatives
3. Declarations of Ex Parte communications
4. 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.)
5. **MOTION:** The Board shall approve the Minutes from 07-2017
6. Announcement of empty seats on the board.
7. President's Report
 - a. Email capacity
 - b. Meeting Room
 - c. August Committee meetings
 - d. Other messages of import

8. Consent Calendar: **

- a. None

9. Old Business

- a. **None**

10. New Business:

a. Financial Issues:

- i. **MOTION:** The Board shall approve the July 2017 Monthly Expenditure Report
- ii. **MOTION:** The Board shall approve the budget and strategic plans for fiscal year 2017-2018.
- iii. Report from Budget Advocates

b. Livability and Finance Committee

- i. **MOTION:** The DLANC board shall consider for approval the NPG from Kingdom Warriors Foundation. (NPG in packet)

c. Outreach

- i. REPORT

d. Government Liaison

- i. None

- 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. **Presentation by:** Jim Ries – Craig Lawson & Company LLC, revisiting completed application.

Case Number: DIR 2017-2333-SPR, ENV 2017-2334-EAF

Project Location: 655 S. San Pedro St, 513 E 7th St Los Angeles, CA 90014

Project Description: Demolition of an existing warehouse and construction of a 7-story (89' in height), approx. 46,510 sq. ft. affordable housing project with 81 residential units (80 Restricted Affordable Efficiency dwelling units one manager's).

Request: Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

- a. A 35% increase in total floor area.
- b. The open space, including the number of trees, required by Section 12.21.G shall be reduced by one-half.
- c. No parking required for dwelling units for households earning less than 50% of the Area Medium Income (AMI).
- d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit. 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, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

MOTION: The DLANC board shall submit a letter in continued support of the Applicant's request in Planning Case No. DIR 2017-2333-SPR, ENV 2017-2334-EAF.

(PLUC Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 3, Recused: 1

ii. **Presentation by:** Dafne Gokcen – F.E. Design & Consulting

Case Number: ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1

Project Location: 446-448 S.Main Street Los Angeles, CA 90013

Project Description: A Plan Approval to renew the entitlements in ZA-2012-0377(CUB)(CUX)(ZV).

Request: A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater.

A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

Requested changes to prior approval:

The table below outlines the proposed changes:

	Con- dition #	Previous Approval ZA-2012-0377(CUB)(CUX)(ZV)	New Approval ZA-2012- 0377(CUB)(CUX)(ZV)(PA1)
Interior Square Footage	7	11,790 square feet	11,501 square feet (per C of O)
Seats	7	Restaurant: 42 Lounge: 29 Patio: 20 Theater: 412 Mezzanine: 147	Restaurant: 46 Lounge: 34 Patio: 20 Theater: 450 Mezzanine: 100
Standing Patrons	7	Theater – ground floor: 844 Mezzanine: 356	Theater – ground floor: 800 Mezzanine: 200
Restaurant & Lounge Hours	10	9 a.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
Theater Hours	11	12 p.m. to 4 a.m. daily with alcohol sales ending at 1:30 a.m.	Same hours, but remove alcohol hours
Patio Hours	15	9 a.m. to 2 a.m. daily with alcohol sales ending at 1:30 a.m.	Same
Alcohol Hours	10, 11, 14, 15	Alcohol sale must end at 1:30 a.m. and consumption must end at 2 a.m.	Change wording to state that alcohol service hours must match state law in anticipation of Senate Bill 384 which would allow alcohol service to 4 a.m.
Patio barrier	15.e.	Patio barrier must be a 42" iron railing	The patio has 42" planters instead of an iron railing
Arcade games	18	One photo booth and four or fewer arcade games are allowed in the restaurant and lounge only	Change wording to allow these to be anywhere
Private room	26	No enclosed room intended for use by patrons or customers is permitted	Allow one private room as an artist green room or artist family and friend room only
Valet	31, 32	Required at all times when the theater is in use	Remove this condition
Security Guard requirement	46	Security ratio must be 1 guard per 50 patrons	Allow seated events to have one guard per 75 patrons
Security Guard First Aid	47	All security guards must have American Red Cross First Aid	Allow other types of First Aid training
Term limit	57	5 years	10+ years

MOTION: The DLANC board shall submit a conditional letter of continued support for the Applicant's requests in Planning Case No. ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-

REC1; such support is conditioned on the following: (i) if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their project, and (ii) the CUB is limited to 5 years.

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

iii. **Presentation by:** Mee Lee

Case Number: CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF

Project Location: 656-660 S. Stanford Ave., Los Angeles CA 90021

Project Description: Demolition of existing SRO building (50 Units); relocation of tenants (42 currently); construction of new 6 stories of residential units (total of 82) and amenities spaces over 1 story parking.

Requests:

1. General Plan Amendment (GPAJ) per LAMC Section 11.5.6, Section 12.32 – Request is to change the Land Use Designation from Light Manufacturing to Regional Center with 6:1 FAR Limitation.
2. Vesting Zone Change (VZCJ) per LAMC Section 12.32 Q – Request to permit a vesting change of zone from M2-2D to C2-2.
3. Height District Change (HD) per LAMC Section 12.32 F - Request to permit a change of zone from Height District 2D to Height District 2 and remove the D limitation.
4. Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for an affordable housing project that exceeds 50 units.
5. Project JJJ Designation and Incentives – Request to permit the application of two of the three incentives allowed under JJJ:
 - Additional Reduction of Open Space from that permitted under the Greater Downtown Housing Incentive Ordinance to allow for an additional 733 SF reduction from the 4,113 SF requirement (50% of 8,225 SF) for a total of 3,380 SF of Open Space provided.
 - Reduction in the required number of trees. The LAMC requirement is 1-24” box tree for every 4 units; 82 units would require 21-24” box trees project is able to provide 1-48” tree, 5-36” box trees and 4-24” box trees for a total of 10 trees.

MOTION: The DLANC board shall submit a letter of support for the Applicant’s requests in Planning Case No. CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF. Support for project is not conditioned; however, the Committee encourages the Applicant to maximize glazing along the street-facing ground floor façade.

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

- iv. **MOTION:** The board shall approve a Community Impact Statement **in opposition** to Council file CF-17-0274, concerning Linkage Fees.
1. DLANC recognizes that housing must be subsidized. The question is how. Some propose to finance housing by imposing a Linkage Fee on future developments. DLANC believes that this is an ill-advised approach.
 2. DLANC supports new development. The Linkage Fee creates a significant barrier on future development. It will slow down new construction which will disproportionately impacts Downtown.
 3. Linkage Fees taxes new development only. That will slow down the building of new units which is counterproductive. A more proportionate taxation strategy should be pursued.
 4. The Linkage fees will not have a substantial impact on subsidizing new housing. It will be only be a drop in the bucket. Far more revenue is needed to address the affordable and low-income housing shortage. Because of slowed construction, anticipated revenue from the fees may be less than projected.
 5. Linkage Fees cannot provide a stable source of revenue because they are tied to new development which, in turn is based on favorable economic conditions that inevitably ebb and flow.
 6. Developers may have to build lesser quality developments to cover the added costs incurred, as well as pass along the additional cost to future tenants, which in effect makes new housing more unaffordable.
 7. Assessing linkage fees on top of TFAR will negatively impact and potentially dissuade larger scale development.
 8. The better course is to create incentives that will encourage development of affordable and low-income housing. Taxing new development does just the opposite.
 9. Paying a tax on land can yield much higher revenue. This will create a much more stable and equitable revenue stream.
 10. Taxing new development is not the answer. A more thoughtful, impactful and equitable approach is needed.

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

- f. Executive Committee
 - i. **NONE**

- g. Urban Needs and Resources
 - i. REPORT

- h. Livability
 - i. Report

- i. AD HOC
 - i. REPORT

- j. Officer Reports
 - i. VP Administration
 - ii. Secretary

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

11. 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 September 12, 2017

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 213-485-1360 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.