



# BOARD OF DIRECTOR'S MEETING AGENDA

**Meeting Date:** December 12, 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 / Roll Call

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

1. Selection of members for Homeless Seat and Center City East Business Seat
2. Swearing in of vetted alternates.
3. Speakers
  - a. City, State, County or Elected Officials or representatives
  - b. Cyclavia
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 09-2017
7. **MOTION:** The Board shall approve the Minutes from 10-2017
8. President's Report
  - a. Event on October 29<sup>th</sup>
  - b. Skid Row All Artists Festival
  - c. Other messages of import
9. Consent Calendar: \*\*
  - a. None

10. Old Business
- a. Board members by territory will present updates on their projects.
11. New Business:
- a. Financial Issues:
- i. **MOTION:** The Board shall approve the September and October 2017 Monthly Expenditure Reports
- ii. **MOTION:** The Board shall approve the September and October 2017 Monthly Expenditure Reports
- iii. **MOTION:** The Board shall approve a reimbursement to Patricia Berman for \$122.36 for Rental of Table and Chairs for the DLANC event at Spring Street Park.
- iv. Report from Budget Advocates
- b. Planning and Land Use Committee October (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 2017 3583-MPA off of ZA-2017-582-MCUP  
**Project Location:** 1122 West 6<sup>th</sup> Street, Los Angeles, CA 90017  
**Project Description:** Application for a Plan Approval for on-site sales of a full line of alcohol to serve alongside meals at a forthcoming 3,193 s.f. restaurant with 78 seats – 60 seats indoor and 18 seats on a 260 s.f. outdoor patio area, all within the CW zone.  
**Request:** Pursuant to LAMC 12.24 M, a Plan Approval for the sale and/or service of a full line of alcohol in a 78-seat, 3,193 s.f. restaurant w/an additional 18 seats on a 260 s.f. outdoor patio and hours of operation from 9 a.m. – 11 p.m. daily in the CW zone.
- MOTION: “DLANC shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA 2017 3583-MPA off of ZA-2017-582-MCUP.”**  
(PLUC Vote Count: Yes: 8, No: 0, Abstention: 0; Absent: 2, Recused: 0)
- ii. **Case Number:** ZA-2017-3453-MPA off of ZA 2017-582 (MCUB)  
**Project Location:** 1120 W 6<sup>th</sup> Street, Los Angeles, CA 90017  
**Project Description:** Pursuant to LAMC Section 12.24 W.1, the Applicant requests a Plan Approval pursuant to the Master Conditional Use Permit Beverage (“Master CUB”) application to permit the sale of a beer and wine, for off-site sales in conjunction with the proposed 16,500 square feet of retail grocery market (the “Grocery Outlet”) in the approved mixed-use project.  
**Request:** Pursuant to LAMC Sec. 12.24M, a Plan Approval for off-site sales of beer and wine pursuant to pending Master CUB ZA 2017-582 (MCUB).
- MOTION: “DLANC shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2017-3453-MPA off of ZA 2017-582 (MCUB). “**  
(PLUC Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 2, Recused: 0)
- iii. **Case Number:** DIR-2017-4-TDR-SPR , ENV-2017-5-EAF , VTT-74220  
**Project Location:** 1334-1356 S. Flower Street, Los Angeles, CA 90015  
**Project Description:** New construction of a 7-story mixed-use building with 177 dwelling units (incl. 6 joint live/work) and approx. 2,500 square feet of commercial use OR 171 dwelling units and approx. 8,800 square feet of commercial use with 3 levels of subterranean parking.  
**Request:** The Applicant requests the following:

1. Pursuant to L.A.M.C. Section 16.05, the approval of a Site Plan Review for a development project, which creates, or results in an increase of 50 or more dwelling units.
2. Pursuant to L.A.M.C. Section 14.5.7, the approval of a Transfer of Floor Area Rights (TFAR) of less than 50,000 square feet (i.e. 35,557 square feet) in order to provide the project with adequate floor area necessary for a creative mixed-use project.
3. Pursuant to L.A.M.C Section 17.15, the approval of Vesting Tentative Tract Map (Tract No. 74220) to merge seven lots into a single lot for the construction of either 177 residential units, including 6 ground floor joint live/work units totaling 6,300 square feet, and 2,500 square feet of ground floor commercial/retail space, or the development of 171 residential units above 8,800 square feet of ground floor commercial retail space, necessary to facilitate the development of a mixed-use project described above.

**MOTION: "DLANC shall submit a letter of support for the Applicant's requests in Planning Case Nos. DIR-2017-4-TDR-SPR , ENV-2017-5-EAF , VTT-74220. While this support is not conditioned, PLUC encourages Applicant to reconsider proposed program and design at ground floor, consider relocating tenant amenities to the ground level to activate the sidewalk, ground floor and provide more prominence to the main entry."**

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

iv. **Case Number:** ZA-2007-3999-CUB-CUX-PA1

**Project Location:** 1038 S. Hill Street, Los Angeles, CA 90015

**Project Description:** Continued use of the historic Mayan Theater as a nightclub with live entertainment and dancing as originally approved in 1988 with floor area of approx. 24,600 sq. ft. and a max occupancy of 1,492 persons. Continuous use since 1988.

**Request:** Pursuant to LAMC 12.24 C and with relief from 12.24 W.1 & 18(a) To allow the continued use of the historic Mayan Theater as a nightclub featuring dancing and live entertainment and the serving of alcoholic beverages as originally approved in case ZA-1988-0826-CUB/CUX and most recently continued under ZA-2007-3999-ZV (aka CUB-CUX).

**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-2007-3999-CUB-CUX-PA1; such support is conditioned on the following: if there is a change of operator, the operator must return to PLUC when applying for a plan approval."**

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

v. **Case Number:** ZA-2017-3022-CUB-CUX

**Project Location:** 110-124 E. 2<sup>nd</sup> Street and 220-226 S. Main Street, Los Angeles, CA 90012

**Project Description:** CUP to allow continued full-line alcoholic beverages in conjunction with existing restaurant\*, event space, and café/gallery Live entertainment (amplified music not past 10p outdoors) and public dancing in event space only. \*Restaurant will have on-site & off-site consumption with Type 47 ABC license.

**Request:** Pursuant to the Los Angeles Municipal Code Section 12.24 M, the applicant is requesting a new Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and sale of beer and wine for off-site consumption within:

- 9,652 square-foot restaurant with live entertainment and public dancing, and
- 35,216 square-foot event space with live entertainment and public dancing, and
- 2,614 square-foot café/gallery with live entertainment (no public dancing).

**MOTION: "DLANC shall submit a letter of support for the Applicant's requests in Planning Case No. ZA-2017-3022-CUB-CUX; such support is conditioned on the following: if there is a change of operator, the operator must return to PLUC when applying for a plan approval."**

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

- vi. **Presentation** of 1120 S. Grand Ave, Los Angeles, CA 90015, **South** Grand Park  
Action to be determined.
  
- c. **Planning and Land Use Committee November** (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-2011-1314-CUB-PA1  
**Project Location:** 845 S. Figueroa St., Los Angeles, CA 90017  
**Project Description:** Plan Approval to allow the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 license in conjunction with an existing 21,122 sq. ft. market. Hours of operation 6:00am-10:00pm daily. The application is also looking to remove condition #37 in ZA-2012-0721-(CUB).\*  
**Request:** Per LAMC Section 12.24-W,1 requesting a plan approval to allow continued sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing 21,122 sq.ft. Smart and Final Market. Hours of operation and alcohol sales will be 6:00am to 10:00pm, daily. The applicant is also requesting to remove condition #37 in ZA 2012-0721 (CUB).\*

*\*37 (from 1/3/13 Determination Letter) Beer and malt liquor regardless of container size shall not be sold in units of less than a six pack.*

<http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/NWFkM2IzNWYtYzI0Yi00Y2M4LWFmYmitOWI5ZmNhZjYyNWE30>

**BACKGROUND:** The following motion for support of the Applicant's request was submitted to the Board on 10/17/17 "The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's requests in Planning Case No. ZA-2012-721-CUB-PA1; and that the support for the removal of condition #37 in ZA 2012-0721 (CUB) is conditioned on Applicant providing at minimum of one full time on-site security guard during business hours, and disallowing both the single sales of 40 oz beverages, and breaking multiple beer packages into single sales."

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

Upon this return to PLUC, the Applicant would like to make a modification to its request, to modify Condition #38. Condition #38 currently reads:

"Wine shall not be sold in bottles or containers smaller than 750 ml. Wine coolers shall not be sold in units of less than 4 packs."

The revised MOTION now reads:

**MOTION: "DLANC shall submit a letter of support for the Applicant's requests in Planning Case No.**

**ZA-2012-721-CUB-PA1; and that the support for the removal of condition #37 in ZA 2012-0721 (CUB) is conditioned on Applicant providing at minimum security personnel who shall be licensed consistent with State Law and Los Angeles Police Commission Standards. The security personnel shall be dressed in such a manner to be identifiable to patrons and law enforcement personnel and shall maintain a security log of events that shall be kept on the premises at all**

times and produced upon request of any Los Angeles Police Officer. The DLANC also supports modifying condition #38, to which wine smaller than 750 ml and wine coolers shall not be sold in units of less than 4 packs. The applicant will also disallow both the single sales of 40 oz. beverages such as malt liquors, and breaking multiple beer packages into single sales.”  
(PLUC Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 3, Recused: 0)

ii. **Case Number:** ZA-2011-3218-CUB-PA1, ENV-2017-4184-CE

**Project Location:** 712-716 S Santa Fe Avenue, Los Angeles, CA 90021

**Project Description:** Plan Approval for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/+ 7,248 SF (e) restaurant & +- 663 SF (e) uncovered patio, 167 seats indoors & 26 seats outdoors, daily hours of operation from 7:00 AM to 2:00 AM, alcohol sales from 11:00 AM to 2:00 AM M-F & 10:00 AM to 2:00 AM Sat-Sun.

**Request:** Pursuant to LAMC 12.24M, A Plan Approval pursuant to Case No. ZA-2011-3218(CUB) for the on-site sale and dispensing of a full line of alcoholic beverages in conjunction w/an (e) +-7,248 SF restaurant & (e) +-663 SF uncovered patio, having 167 seats indoors & 26 seats outdoors, w/ hours of operation from 7:00 AM to 2:00 AM daily, alcohol sales from 11:00 AM to 2:00 AM Monday-Friday and from 10:00 AM to 2:00 AM Saturday & Sunday.

As part of this request, the Applicant is seeking to sustain the previous approval and to amend the previous grant to reflect changes to the operations as follows:

- The modification of Condition No. 7 to revise Exhibit “A” and to allow for an increase by 5 patron seats indoors and 2 patron seats outdoors, for a total of 167 seats patron seats indoors and 26 patron seats outdoors;
- The modification of Condition No. 8 to revise the hours of alcohol service on Saturday and Sunday to be from 10:00 AM to 2:00 AM, and to delete the requirement to post the operating hours of the restaurant on the menu;
- The deletion of Conditions Nos. 9 through 11, pertaining to live entertainment, which are no longer applicable, as live entertainment is not included as part of the subject request;
- The deletion of Condition No. 16c, which required the availability of parking to be noted on the menu;
- The deletion of Condition No. 29, which required the establishment of a “designated driver program”; and
- The modification of Condition No. 33, to restrict posting a 24-hour “hotline” number to one location, not both at the entry and cashier.

**MOTION: “DLANC shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2011-3218-CUB-PA1, ENV-2017-4184-CE.”**

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

iii. **Case Number:** CPC-2016-4219-GPA-ZC-SN, ENV-2016-2594-EIR

**Project Location:** 1248-1260 S. Figueroa St., 601 W. Pico Blvd.

**Project Description/Request:** Construction of a new mixed use hotel consisting of up to 507,262 sq. ft. of floor area (9.9:1 FAR) in two hotel towers with retail uses at grade level. See Attachment A for detailed Project Description.

The discretionary entitlements, agreements, reviews, permits and approvals required to implement the Project would include, but would not necessarily be limited to, the following:

- City-initiated General Plan Amendment pursuant to LAMC Sections 11.5.6 and 12.32.A and City Charter Section 555 from High Density Residential to Regional Center Commercial to create General Plan Land Use Designation consistency.
- City-initiated Zone Change and Height District Change pursuant to LAMC Section 12.32 from [Q]R5-4D-O and C2-4D-O to C2-4-SN to permit an FAR of 10:1 by-right and up to 13:1.
- City-initiated “SN” Sign District pursuant to LAMC Sections 13.11 and 12.32.S on the Project Site and certain surrounding parcels for a comprehensive set of sign regulations.
- Conditional Use Permit pursuant to LAMC Section 12.24.W.24 to permit a hotel located within 500 feet of an R Zone.
- Conditional Use Permit for FAR averaging across a unified development pursuant to LAMC Section 12.24.W.19.
- Master Conditional Use Permit pursuant to LAMC Section 12.24.W.1 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption.
- Conditional Use Permit pursuant to LAMC Section 12.24.W.18 to permit live entertainment and dancing.
- Site Plan Review pursuant to LAMC Section 16.05 for a development project that creates 50 or more guest rooms.
- Vesting Tentative Tract Map for the subdivision of the Project Site pursuant to LAMC Section 17.15 and establishment of dedications, easements, or vacations as necessary.
- Approvals for building, shoring, excavation, foundation, encroachment, and other related permits to allow construction of the Project.
- Temporary street closures and haul route approvals, as needed, during the construction process.
- Other approvals and permits as may be required to construct and operate the Project.

Other agreements and approvals required to implement the Project would include, but would not necessarily be limited to, the following.

- Development Agreement between the City of Los Angeles and the Applicant.
- Hotel Development Incentive Agreement between the City of Los Angeles and the Applicant.
- Purchase and Sale Agreement between the City of Los Angeles and the Applicant for the City parcels within the Project Site.

**MOTION:** “DLANC shall submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2016-4219-GPA-ZC-SN, ENV-2016-2594-EIR as presented to PLUC. Support is conditioned on applicant including verbiage in planning case to stipulate that public sidewalk access will be maintained during construction. The following statements are concerns but not conditions of support. PLUC strongly encourages looking at alternative designs for the signage and proposes integrating the signage more into the parking podium. PLUC is concerned with the curb cut along Figueroa since it is very close to the adjacent project’s curb cut. PLUC encourages providing more of an emphasis on pedestrian access across the site and feels the

**current design caters much more to vehicles on the ground floor. PLUC strongly supports the need for signage along Pico and Flower.”**

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

- d. Planning and Land Use Committee September (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.

**Case Number: ZA-2017-1933-CUB**

**Project Location:** 1234 Wilshire Blvd., Los Angeles, CA 90017

**Project Description:** Conditional Use to allow the sale of limited beer and wine for off site consumption, in conjunction with the operation of a proposed 7-Eleven food store.

Request: Pursuant to LAMC 12.24-W,1. A request to permit the sale of limited beer and wine for off-site consumption in conjunction with the operation of a proposed 7-Eleven food store. Requesting a 5 year grant.

**MOTION: “DLANC shall submit a conditional letter of support for the Applicant’s requests in Planning Case No. ENV-2017-1794-CE, ZA-2017-1793-CUB; such support is conditioned on the operator/tenant working in good faith with the property board of directors and property manager on security/nuisance abatement solutions, and to address the additional conditions pertaining to the CUP as described in the property board of directors’ letter to the Planning Department (see referenced BOD letter attached as exhibit).”**

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

e. Outreach

- i. **MOTION:** DLANC shall approve an expenditure not to exceed \$1000 to Vendor “TeapopDTLA” for venue refreshments and supplies for 100 volunteers for the 2018 Homeless Count. Money to come from the Outreach Budget.
- ii. REPORT

f. Urban Needs and Resources (REPORT)

g. Government Liaison (REPORT)

h. Executive Committee (REPORT)

i. Livability (REPORT)

j. CCEAHC (REPORT)

k. Budget Chair

- i. Report on by-laws

l. Officer Reports

- i. VP Administration
- ii. Secretary

m. Representative Reports

- i. LLANC
- ii. Sustainability
- iii. Homeless
- iv. Animal Services
- v. Purposeful Aging

- vi. Legal
- vii. Public Works
- viii. Film

12. 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.)

- 13. Other Board Member Announcements
- 14. Next Meeting Tuesday January 9, 2018
- 15. Adjourn

DRAFT



**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.