



# SPECIAL BOARD OF DIRECTOR'S MEETING AGENDA

**Meeting Date:** [October 7, 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		
		Stanley Carter
Ryan Afari		Alex LiMandri
Patricia Barrett		Patricia Louis
Wendell Blassingame		Marcus Lovingood
Ian Young		Mac McCarthy
Beverly Christiansen		Robert Newman
Dan Curnow		Claudia Oliveira
Michael Delijani		Michael Olivera
Naira Harootunian		Betsy Starman
Colleen Hilderman Clayton		John Swartz
Tony Hoover		VACANT
Mindy Kordash-Shim		VACANT

2. Selection for open seats: Center City East Business.
3. Swearing in of vetted alternates/new board members

4. Speakers

- a. City, State, County or Elected Officials or representatives
- b. Raquel Beltran, new GM of DONE
- c. Michael Shilstone from CCA to present their wayfinding plan.
- d. Clare Kelley from Planning concerning the 2040 plan for Downtown.  
 Story map located at  
<http://ladcp.maps.arcgis.com/apps/Cascade/index.html?appid=75aef784670f484ba62acf77feb5ece3>
- e. Robin Aksu and Jose Elias concerning dockless mobility and the impact on DTLA.
- f. Orion Brutuco from "Beyond Shelter"

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 9-2019**

8. President's Report

- a. Posting for Committees/ deadlines
- b. Required committee attendance
- c. Chairs: posting of agendas, motions, training
- d. Emails
- e. Post Box
- f. Other messages of import

9. Liaison Reports

10. Consent Calendar: \*\*

- a. The Board shall approve David Smith as a member of the Urban Needs Committee
- b. The Board shall approve Patricia Louis as a member of the Livability Committee

11. Old Business

- a. NONE

12. New Business [All items possible for discussion and possible action]

a. Financial:

- i. **Motion: The Board shall approve the September 2019 Monthly Expenditure Report**
- ii. **Motion: The Board shall approve an annual budget not to exceed \$1500 for business cards. The vendor is the City of Los Angeles. Monies to come from the Office Budget.**
- iii. **Motion: The Board shall approve an expenditure not to exceed \$250 per month for advertising to be spent on digital ad placements for approved DLANC-produced outreach programs and events. Monies to come from the Outreach Budget. Vender to be one like Facebook.**
- iv. **Motion: The Board shall approve an expenditure not to exceed \$250 per month for advertising to be spent on digital ad placements for approved DLANC-Sponsored programs and events. Monies to come from the Outreach Budget. Vender to be one like Facebook.**
- v. **Motion: The Board shall approve an expenditure not to exceed \$125 per month for advertising to be spent on print materials and signage for approved DLANC-produced Outreach programs and events. Monies to come from the Outreach Budget. Vender to be one like Mitchell Printing.**
- vi. **Motion: The Board shall approve an expenditure not to exceed \$125 per month for advertising to be spent on print materials and signage for approved DLANC-sponsored Outreach programs and events. Monies to come from the Outreach Budget. Vender to be one like Mitchell Printing.**

b. Outreach

- i. **Motion: The Board shall approve doing a survey of publicly available toilets within the DLANC boundaries. The data set that we generate could be provided to stakeholders and the general public as an informational resource and provide insight into whether stakeholders across DTLA have adequate access to restrooms that are clean, safe, and available at any time of the day or night.**
- 1. Information will be collected by multiple methods: in-person, by visiting locations to administer a short survey, by drawing upon previously existing surveys and datasets, and in some cases by phone call or email.**
  - 2. Once collected the information will be formatted and tabulated for ease of use.**
  - 3. Survey to be conducted over a 3-month time period by Outreach Committee Member Peter Clune. A Project Summary will be submitted to the Board after the survey has been completed.**

c. Government Liaison

- i. RE: Temporary Homeless Housing / Change of Use / Seismic Retrofit / Single Residential Occupancy (SRO)

**Council File: (CF) 14-1697-S5:** A request for the City Attorney with Department of Building and Safety (DBS) to prepare and present an ordinance to allow temporary homeless housing projects which otherwise would be prohibited due to incompliance to the Seismic Retrofit Ordinance to move forward, as if no change of use would be occurring.

**MOTION: The DLANC Board shall submit a Community Impact Statement (CIS) in support of CF 14-1697-S5 to exempt temporary homeless housing projects from the standing SRO compliance to expedite housing for the unsheltered homeless population.**

(GLC Vote Count: Yes: 4, No: 0, Abstention: 0; Absent: 2, Recused: 0)

- ii. RE: Public Hearing Conditions / Sustainable Communities Environmental Assessment (SCEA) / Ordinance

**Council File: CF 18-0066:** Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an ordinance, to authorize the public hearing required to approve a new environmental clearance referred to as a "Sustainable Communities Environmental Assessment" (SCEA).

Senate Bill (SB) 375 in support of the Sustainable Community Strategies plan, provides clearance for "Transit Priority Projects" (development projects located nearby transit which follow policies to diminish greenhouse emissions).

Under CF 18-0066 these projects may be eligible for the use of SCEA (Sustainable Communities Environmental Assessment) would not be considered by City Council as the initial decision maker, or appeal. City Council would then approve a new environmental clearance referred to as a "Sustainable Communities Environmental Assessment" (SCEA).

**MOTION: The DLANC Board shall submit a CIS in support of CF 18-0066 to facilitate Transit Priority Projects to be Assessed through SCEA, because such projects promote sustainable communities and diminishes greenhouse emissions.**

(GLC Vote Count: Yes: 4, No: 0, Abstention: 0; Absent: 2, Recused: 0)

iii. RE: Temporary drinking fountains in Center City East (CCE)

In past years during summer months, Los Angeles Department of Water and Power (LADWP) has installed drinking fountains to selective fire hydrants to serve the population in Center City East helping the people who live in the area known as “skid row”. So far, this year, we have not seen this LADWP provide this service to these folks.

**MOTION: The DLANC Board shall submit a letter to LADWP recommending the installation of drinking fountains to existing fire hydrants in Central City East in the same previous locations and other locations the department sees fit and encourage a permanent year-long solution.**

**(GLC Vote Count: Yes: 4, No: 0, Abstention: 0; Absent: 2, Recused: 0)**

d. Livability

- i. **Motion: The Board shall approve sponsoring a RYLAN training session in each of the DLANC territories. Representatives from each area will be tasked with finding appropriate venues and working with Outreach to notify the stakeholders.**

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-2018-2293-MCUP-CUX-ZV-DD-SPR**

**Project Location:** 1220 S Hope St. Los Angeles, CA 90015

**Project Description:** The Project consists of the adaptive reuse of the Morrison Hotel, an existing 46,626 square foot SRO hotel (“Phase I Existing”), the expansion of the existing hotel with the new construction of an approximately 102,706 square foot hotel (“Phase I Expansion”), and the new construction of an approximately 273,106 square foot mixed-use hotel and residential building (“Phase II Hotel and Residential Tower”). The total floor area of the Project is approximately 422,438 square feet, with 135 dwelling units and 450 guest rooms. The Project will also include a 3,060 square foot basement bar and lounge, a 6,600 square foot ground floor restaurant, 1,825 square feet of retail space, 7,466 combined restaurant and retail space, 7,197 square feet of meeting room space, and three separate rooftop pools and amenity decks. The Project includes 215 parking spaces to be located in a subterranean parking structure located beneath the Phase II Hotel and Residential Tower.

**Project Request:** Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the “Code” or “LAMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

1. Vesting Tentative Tract (VTT) for the merger of lots and the subdivision of airspace subject to LAMC § 17.15 and a waiver of the dedication requirement for Pico Boulevard and Hope Street to permit the continued maintenance of the 12-foot wide sidewalk and existing street

wall on said streets in lieu of the required dedications to the public right of-way, subject to LAMC § 12.37.I.2.b;

2. Site Plan Review (SPR) to permit the development of a hotel consisting of more than 50 guest rooms, subject to LAMC § 16.05.E;
3. Master Conditional Use Permit for Alcohol (CUB) to permit the sale of alcoholic beverages for on-site consumption within (1) the basement bar and lounge, (2) the two ground floor restaurants, and (3) throughout the hotel, including in-room mini-bars and on rooftop amenity decks, subject to LAMC § 12.24.W.1;
4. Conditional Use Permit for Live Entertainment to permit dancing and live entertainment in the bar/lounge, restaurant and hotel uses, subject to LAMC § 12.24.W.18;
5. Request for a 20-percent reduction in required auto parking in conjunction with the request for other conditional use approvals, subject to LAMC § 12.24.S;
6. Request for a Variance, subject to LAMC § 12.27, to permit outdoor dining above the ground floor; and
7. Request for a Haul Route, subject to LAMC § 17.13.

**MOTION: The Board shall approve a letter of support for the Applicant’s request in Planning Case No. ZA-2018-2293-MCUP-CUX-ZV-DD-SPR; 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 at all hours; (c) Applicant includes a dedicated vehicular rideshare drop-off zone; (d) Applicant provides a dedicated pet waste area for residences.”**

(PLUC Vote Count: Yes: 5, No: 0, Abstention: 1; Absent: 1, Recused: 2)

ii. **Case Number:** APCC-2019-1381-SPE-SPP

**Project Location:** 400 S Broadway – Perla

**Project Description:** Two Roof signs and one Blade sign, ALL per Broadway Signage Ordinance.

**Project Request:** Project Permit Compliance Approval, as well is an EXCEPTION from the Broadway Sign Ordinance (due to a technical ambiguity in the ordinance.)

**MOTION: The Board shall approve a letter of support for the Applicant’s request in Planning Case No. APCC-2019-1381-SPE-SPP.**

(PLUC Vote Count: Yes: 7, No: 0, Abstention: 0; Absent: 2, Recused: 0)

iii. **Case Number:** CPC-2019-2349-ZC-CUB-CUX

**Project Location:** 402 - 408 S Spring Continental Hotel

**Project Description/Request:** Renovation and change of use to a commercial hotel containing 140 guestrooms , and restaurant, bar, and related hotel spaces, on the basement, ground floor, 2nd, 12th, and penthouse levels , also with a rooftop bar, terrace, and dining area.

**MOTION: The Board shall approve a letter of support for the Applicant's request in Planning Case No. CPC-2019-2349-ZC-CUB-CUX; support is conditioned on Applicant agreeing to the following stipulations for this project: (a) bike lane to remain open during construction and unimpeded by valet.**

(PLUC Vote Count: Yes: 5, No: 1, Abstention: 1, Absent: 2, Recused: 0)

iv. **Case Number:** Not yet Filed

**Project Location:** 828 S. Main Street

**Project Description:** A Conditional User Permit to allow the sale of a full line of alcoholic beverages for: Off-site consumption, in conjunction with the relocation of an existing gourmet wine, beer and spirits and convenience store to a nearby free-standing two-story building, with the store located on the building's ground floor and including 2nd floor offices, and on- site consumption in conjunction with a new tasting room/special event space, located on the premises' second floor, and which includes a 166 square foot stage for acoustic-only live entertainment.

**Project Request:** LAMC 12.24 W 1: A Conditional Use Permit to allow the sale of a full- line of alcohol for off-site consumption, in conjunction with a 6,364 square foot gourmet alcohol and convenience store, including an existing 191 square foot loading bay; and to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an ancillary 1,339 square foot tasting room/special event space, comprised of 46 seats in the tasting room/bar and a 17 seat private special event space, totaling a maximum 63 seats, and including a 144 square foot stage for episodic acoustic-only live entertainment; with store hours from 6am-2am daily, tasting room/special event space hours of 11am-2am daily, with 5pm-2am hours Monday-Friday and 11am-2am, Saturday and Sunday for live entertainment.

**MOTION: The Board shall approve a letter of support for the Applicant's request; support is conditioned on request that the Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (c) security shall be present during all business hours.**

(PLUC vote Count: Yes: 6, No: 0, Abstention: 1; Absent: 2, Recused: 0)

v. **Case Number:** ZA 2019 4392 MPA

**Project Location:** 755 S. Spring Street, Los Angeles, CA 90014

**Project Description/Request:** Master Plan Approval for the service of a full line of alcoholic beverages for on-site consumption in conjunction with a 4867 sf restaurant with 98 seats inside and 39 seats on a 954 s.f. on-site uncovered patio, with hours of operation from 6 am – 12 am daily, in the C5-4D zone. A Master CUB was approved for the sale of alcohol at a variety of restaurant spaces at the ground floor of the mixed-use project at 755 S Spring Street. The Master CUB, Case No ZA 2018-4343-MCUB, was approved on January 14, 2018. True Food Kitchen will be occupying several of the spaces approved in that grant.

**MOTION:** The Board shall approve a letter of support for the Applicant’s request in Planning Case No. ZA 2019 4392 MPA; support is conditioned on request that Owner/Operator will come back and present to PLUC should owner/operator change; (b) storefronts shall retain transparency at all times to allow for eyes on the street and pedestrian safety, including in back of house areas; (c) to mitigate noise, windows and doors to patio shall be closed at 10:00pm on weekdays and 12:00am on weekends.

(PLUC Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 1)

vi. **Case Number:** CPC-2017-589-GPAJ-VZCJ-HD-SPR, VTT-74864, ENV-2017-615- SCEA<sup>[L]</sup><sub>[SEP]</sub>

**Project Location:** 600 - 628 S. San Pedro Street

611 - 615 S. Crocker Street

518- 522 E. 6th Street

**Project Description:** A mixed-use project consisting of a 22-story tower and 6-story retail and parking building including 302 residential dwelling units (298 designated Restricted Affordable) and 53,905 SF of commercial uses.

**Project Request:** General Plan Amendment, Zone Change, Height District Change, Measure JJJ Developer Incentives, Site Plan Review, Vesting Tentative Tract Map.

**MOTION:** The Board shall approve a letter of support for the Applicant’s request in Planning Case No. ZA-219-2724-ZAD-ZAA; 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 at all times; (c) providing housing for the existing homeless residents in DTLA is prioritized to the greatest extent feasible; d) all services will be strictly provided to residents of the building and no services will be provided to non-residents; (e) services will not be located within ground-floor, street-facing spaces; (f) all ground floor street-facing spaces shall retain transparency at all times to allow for eyes on the street and pedestrian safety; (g) the property will not become a transitional shelter; (h) security will be provided for alleyway and parking lot.

(PLUC Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 2, Recused: 1)

13. Committee Reports

14. Officer 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 Comments

17. Next Meeting [Tuesday November 12, 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](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).*

**\*\*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.**