



BOARD OF DIRECTOR'S MEETING MINUTES

Meeting Date: January 9, 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

The meeting began at 6:34pm with 17 Board members present.

Patti Berman	X		
Josh Albrektson			
Andrew Douglas	LATE	Nate Johnson	X
Wendell Blassingame	X	Rena Leddy	X
Ian Chi-Young	X	Amara Ononiwu	X
Ariana Nussdorf	Alt.	Michael Delijani	X
Claudia Oliveira	X	Amber Maltbie	X
Pricilla Bejarano	X	Josh Kreger	X
James Todd	LATE		
Scott Bytof	X	Robert Newman	X
Nate Cormier		Tonja Boykin	X
Beverly Christiansen	x	Dan Curnow	X

1. Announcement of selection for Area Wide Seat, Social Service Provider Seat and Center City East Business Seat
2. Swearing in of vetted alternates.
None
3. Speakers
 - a. City, State, County or Elected Officials or representatives
4. Declarations of Ex Parte communications
None
5. General Public Comment
None

(Note: Andrew Douglas arrived at 6:40pm.)

6. **MOTION:** The Board shall approve the Minutes from 12-2017

Motion	Wendell Blassingame
Second	Dan Curnow
Yes	17
No	0
Abstain	0

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

7. President's Report

- a. Other messages of import

(Note: James Todd arrived at 6:53pm. There are now 19 Board members present.)

8. Consent Calendar: **

- a. The Board shall approve Tonja Boykin and Benjamin McMillan as members of the Urban Needs Committee.

Motion	Rena Leddy
Second	Amara Oninwu
Yes	18
No	0
Abstain	0

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

9. Old Business

- a. Board members by territory will present updates on their projects.

10. New Business:

- a. Financial Issues:

i. **MOTION:** The Board shall approve the December 2017 Monthly Expenditure Reports

Motion	Beverly Christiansen
Second	Robert Newman
Yes	18
No	0
Abstain	0

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

ii. Report from Budget Advocates – Report in Packet

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-2017-3697-CUB, ENV-2017-3698-CE

Project Location: 939 S Broadway, Los Angeles, CA 90015

Project Description: Proposed 4250 sqft. Restaurant w/139 interior seats & 485 square-foot patio (120 sqft. uncovered) with 20 exterior seats, serving a full line of alcoholic beverages for on-site consumption & hours 6-12am in the [Q]C2-4D-CDO-SN zone.

Request: Per LAMC Authorizing Section 47, 12.24-W,1, Conditional Use permit to allow [TYPE 47] On-Sale General Eating Place for on-site consumption of beer, wine, distilled spirits in in conjunction with a Bona Fide Place/Restaurant incl. 3250 SF/159 Seat Dining Area w/proposed hrs of Op: 0600-0200, daily.

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2017-3697-CUB, ENV-2017-3698. Letter of support is not conditioned; however the board strongly recommends that the outdoor seating provide a maximum of one expanded seating area and update the design to facilitate more fluid pedestrian movement along the sidewalk.”

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

ii. **Case Number:** ZA-2012-914-CUB-PA1, ENV-2017-4553-CE

Project Location: 108 W 2nd Street

Project Description: Continuation of the on-site sale of beer and wine at restaurant Badmaash.

Request: Conditional Use Permit to allow the continued sale of beer and wine for onsite consumption in conjunction with the operation of an existing restaurant [Badmaash] with approximately 1,600 SF interior with 43 seats and approximately 400 sq. ft. exterior with 10 seats for a total of 2,000 SF and 53 seats. Hours of operation from 8 am to 11 pm, Sunday through Wednesday and 8 am to 1 am, Thursday through Saturday.

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2012-914-CUB-PA1, ENV-2017-4553-CE.”

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

iii. **Case Number:** ZA-2010-1071-CUB-PA1

Project Location: 600 W 7th Street, Los Angeles, CA 90017

Project Description: The application is for a Plan Approval-Booze (PAB) to remove the Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (PAB) for the project site (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

Request: Pursuant to LAMC 12.24(M) and ZA memo No. 122 (July 28, 2010), Zoning Administrator’s approval of a Plan Approval-Booze (PAB) to remove Condition No. 8 (sunset provision) from the existing Conditional Use Permit-Booze (CUB) for a 1,722 square-foot restaurant at 600 W 7th Street (Case No. ZA-2010-1071-CUB; Inst. No. 20101370568).

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2010-1071-CUB-PA1. Letter of support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.”

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

iv. **Case Number:** ZA-2017-3062-CUB, ENV-2017-3061-CE

Project Location: 842 South Broadway, Los Angeles, CA 90014

Project Description: Continued Operation of a theater/event venue with a food service and accessory alcoholic beverage service (Orpheum Theatre).

Request: Pursuant to Condition No. 33 of Case No. ZA 2008-4621(CUB), a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with the operation of the existing 43,600 square-foot Orpheum Theatre; having hours of operation and alcohol sales from 2 p.m. to 2 a.m., daily; with a seating capacity for 2,100 persons; in the [Q]C5-4D-CDO-SN zone.

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2017-3062-CUB, ENV-2017-3061-CE.”

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

v. **Case Number:** ZA 2017-4214 CUB

Project Location: 809 S Hill, Los Angeles, CA 90014

Project Description/Request: Pursuant to LAMC 12.24W-1 a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed 2527 square foot restaurant with 68 seats and a proposed 496 sq ft covered outdoor patio with 20 seats. Proposed hours 11am to 9(pm) daily.

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA 2017-4214 CUB. Letter of support is conditioned on future tenants returning to present at PLUC when required to apply for plan approval.”

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

vi. Case Number: CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309

Project Location: 1800 E. 7th Street, Los Angeles, CA 90021

Project Description: 122 dwelling units in an approximately 130,000 square foot, seven-story building with two levels of subterranean parking. The Project includes 14 very low income affordable housing units and approximately 15,385 square feet of related commercial, art, and production space. The Project will be attractively landscaped and includes approximately 10,393 square feet of open space.

Request:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial;
2. Pursuant to Section 12.32.Q of the Municipal Code, a Vesting Zone and Height District Change from M3-1-RIO (Heavy Manufacturing Zone) to C2-2D-RIO (Commercial). The D limitation would limit the FAR to 4.7 to 1;
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for the development of up to 122 residential Live/Work units with related amenities and art and production spaces, as well as 9,500 square feet of commercial space;
4. Pursuant to Section 12.22.A.25(f)(6) of the Municipal Code, an On-Menu Density Bonus Incentive to allow an approximately 20 percent reduction in open space;
5. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentive for a modification or waiver of development standard to permit 5-foot side yard setback along east property line of the building (in lieu of code-required 10-foot setback) and 5-foot rear yard setback (in lieu of code-required 19-foot setback) for the residential portions of the building;
6. Pursuant to Section 12.22.A.25(g)(3) of the Municipal Code, an Off-Menu Density Bonus Incentives to waive the requirements of Sections 12.21.A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second level of the underground parking garage in lieu of the parking-garage-level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building; both in accordance with attached plans;
7. Pursuant to Section 12.24.W of the Municipal Code, a Conditional Use Permit to allow the service of a full line of alcohol in connection with a restaurant.
8. Pursuant to Section 17.15 of the Municipal Code, Vesting Tentative Tract Map 74309 for one ground lot and five airspace lots; and
9. Haul Route Approval.

MOTION: “The DLANC Board shall submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2016-2683-GPA-VZC-HD-CU-DB-SPR, ENV-2016-2684-MND, VTT-74309 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, and on future tenants returning to present at PLUC when required to apply for plan approval. PLUC support is based on the design as presented, and as such, strongly encourages the design to be maintained in regards to the quality of materials, window design, roof canopy and canopy at ground floor.”

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

vii. Case Number: CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868

Project Location: 911-955 S.Georgia St; 1000-1016 W.James M.Wood Blvd; 936-950 S. Bixel St; 1013-1025 W. Olympic Blvd

Project Description: Consists of 3 towers for a total of 1,367units; 20,000 sf of restaurant uses; 20,000 sf of other commercial uses; and, 2,131 parking spaces below

grade. Detailed project description is attached.

Request : In order to implement the Project, the Project applicant is requesting approval of the following discretionary actions from the City:

1. Pursuant to Los Angeles Municipal Code (“LAMC”) Sections 14.5.6 and 14.5.8 through 14.5.12, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, to the Project Site. Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR and 1,845,831 square feet of total floor area.
2. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for on-site and off-site sale and service of alcohol and live entertainment at multiple locations.
3. Pursuant to LAMC Section 12.24-U.14 and 16.05, approval of Site Plan Review for a project which creates more than 50 residential units.
4. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
5. Pursuant to LAMC Sections 13.11 and 12.32 S, for the creation of an “SN” Sign District.
6. Pursuant to LAMC Section 12.36, concurrent consideration under The Multiple Approvals of all entitlement requests.
7. Development Agreement for a term of up to 15 years.
8. Determination under the City Center Redevelopment Plan, as necessary to allow a residential use in a commercial zone.
9. Other discretionary ministerial permits and approvals that may be deemed necessary.

MOTION: “The DLANC Board shall submit a conditioned letter of support for the Applicant’s requests in Planning Case No. CPC-2016-4888-TDR-SN-MCUP-SPR, ENV-2016-4889-EIR, CPC-2017-3051-DA, VTT-74868 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, and on future tenants returning to present at PLUC when required to apply for plan approval. The Board strongly encourages the property owner to work with Caltrans to provide and maintain attractive landscaping and security barriers for the Caltrans berm area between the Project site and the Interstate 110 Freeway. This commitment should be for the duration of the Project. He Board encourages further studying vehicular access and suggests reducing the number of curb cuts off of Georgia Street.”

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

viii. Case Number: ZA-2011-1314-CUB-PA1

Project Location: 852 S Broadway (826-860 S Broadway and 119-129 W 9th Street), Los Angeles, CA 90014

Project Description: Renewal of 2011 CUP to continue to allow sale of alcoholic beverages at Umami restaurant.

Request: Plan approval for renewal of Conditional Use Permit ZA-2011-1314 (CUB) to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 6,650 square foot restaurant in the [Q]C5-4D-CDO zone.

MOTION: “The DLANC Board shall submit a letter of support for the Applicant’s requests in Planning Case No. ZA-2011-1314-CUB-PA1.”

(PLUC Vote Count: Yes: 7, No: 0, Abstention: 1; Absent: 2, Recused: 0)

ix. Project Location: Arts District

Project Description Request: Arts District Metro Station

http://www.ladowntownnews.com/opinion/the-arts-district-needs-a-metro-station/article_e528fc3e-d6e7-11e7-9031-1745f99d1c74.html

MOTION: “The DLANC Board shall support a letter to the Metro Board Chair in support of creating an Arts District Metro Station.”

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

Scott Bytoff said that all these land use items (10.b.i to b.ix) are to be voted on as a bundle.

Motion	Scott Bytoff
Second	Claudia Oliveira
Yes	18
No	0
Abstain	0

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

(Note: The Regular meeting was in recess from 7:00pm to 7:27pm while a Special Meeting occurred. It resumed at 7:27pm.)

- c. Outreach (REPORT)
Amara Ononiwu mentioned several events and opportunities.
- d. Urban Needs and Resources (REPORT)
Claudia Oliveira gave an update.
- e. Government Liaison (REPORT)
No Report
- f. Executive Committee (REPORT)
No Report
- g. Livability (REPORT)
Robert Newman gave an update.
- h. CCEAHC (REPORT)
No Report
- i. Budget Chair
Budget Advocate Scott Bytoff gave an update.
- j. By-Laws Chair
No Report

k. Officer Reports

- i. VP Administration
- ii. Secretary

No Reports

l. Representative Reports

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

No Reports

11. General Public Comment

12. Other Board Member Announcements

13. Next Meeting Tuesday February 13, 2018

14. Adjourn

Berman made a motion to adjourn.
The meeting ended at 7:46pm.