



BOARD OF DIRECTOR'S MEETING AGENDA

Meeting Date: [November 10, 2020]
Meeting Time: [6:30 PM]
Contact: patti.berman@dlanc.com for more information
Virtual Meeting

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Downtown LA Neighborhood Council meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial (669) 900-6833

or enter Zoom at <https://zoom.us/j/97510982909>

then enter MEETING ID: 975 1098 2909 and then press # to join the meeting.

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

1. Call to Order / Roll Call

Patti Berman			
Ryan Afari		Alex LiMandri	
Pat Barrett		Patricia Louis	
Wendell Blassingame		Marcus Lovingood	
Ian Young		Mac McCarthy	
Joan McGraw			
Dan Curnow		Claudia Oliveira	
Michael Delijani			
Naira Harootunian		Robert Newman	
Colleen Hilderman Clayton		John Swartz	
Tony Hoover		Michael Burbank	
Mindy Kordash-Shim		Shawn Smith	

2. MOTION: The DLANC Board shall select from vetted applicants to fill the Social Service Provider Director, South Park Resident Director and Homeless Director seats

3. Swearing in of new Directors and vetted alternates

4. Declarations of Ex Parte communications

5. Speakers
 - a. City, State, County or Elected Officials or representatives
 - b. Joella Hopkins concerning DLANC support for the Engine 23 Co. Youth Center. (Possible action)

6. General Public Comment - The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. 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 10-2020**

8. President's Report
 - a. Announcement of empty seats
 - b. Election information
 - c. Other items of interest and importance

9. Consent Calendar: **
 - a. None

10. Liaison Reports

11. Budget Representative Report

12. Old Business
 - a. NONE

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

a. Financial:

- i. **MOTION: The DLANC Board shall approve the October 2020 Monthly Expenditure Report**
- ii. Discussion and possible action on proposal to purchase and distribute signage for social distancing to local businesses.
- iii. Discussion and possible action on proposal to purchase and distribute masks.

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:** ZA-2020-5484-MPA; ENV-2020-5487-CE

Project Location: 1120 W 6th Street, Suite 103 (Grocery Outlet)

Project Description: Plan Approval for a full line of alcoholic beverages for off-site sales within an existing grocery store ("Grocery Outlet") that gained approval to sell beer and wine via ZA 2017-3553 MPA; and gained approval for a full line of alcoholic beverages via condition # 8 in ZA 2017-582 MCUP.

Project Request: To modify an existing off-site sales of beer and wine, approved in ZA-2017-3453-MPA, to allow the off-site sales of a full line of alcoholic beverages.

MOTION: The DLANC Board shall submit a letter of support for the Applicant's request in Planning Case No. ZA-2020-5484-MPA; ENV-2020-5487-CE. Support is conditioned on the following: (a) 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.

(PLUC Vote Count: Yes: 10, No: 0, Abstention: 0; Absent: 1, Recused: 0)

ii. **Case Number:** DIR-2009-0004-RV-PA5

Project Location: 740 S Broadway (Globe Theatre)

Project Description: This is a revocation case requesting to delete the previous Plan Approval that was put in to place due to the actions of the previous tenant.

Project Request: Motion to support deleting the revocation case.

MOTION: The DLANC Board shall submit a letter of support for the Applicant's request in Planning Case No. DIR-2009-0004-RV-PA5.

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

iii. **Case Number:** ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR

Project Location: 1130 S Hope Street (Hotel Development)

Project Description: The new construction, use, and maintenance of an 11-story 61,310 SF hotel, consisting of 144 guest rooms, 378 SF of ground-floor retail space, and 56 on-site parking spaces.

Project Request:

- A Transfer of Development Rights (TDR), pursuant to LAMC 14.5.7, to permit a Transfer of Floor Area of 14,336 square feet to the subject property, including the public benefits to be provided
- A Zoning Administrator's Adjustment (ZAA), pursuant to LAMC 12.28, to permit a reduction in the required southerly side yard to zero feet, in lieu of the otherwise required 14 feet for an 11-story building in the R5 zone
- Redevelopment Plan Project Permit Compliance (RDP), pursuant to LAMC 11.5.14.D(5), to permit a Commercial Use within a Residential Area pursuant to Section 503.4 of the City Center Redevelopment Plan
- A Redevelopment Plan Project Permit Adjustment (RDPA), pursuant to LAMC 11.5.14.D(7), to permit a floor area ratio (FAR) in excess of 6:1 pursuant to Sections 512.4 and 512.6 of the City Center Redevelopment Plan
- Site Plan Review (SPR), pursuant to LAMC 16.05, to permit the new construction of a 144-guest room hotel with 378 square feet of ground-floor retail uses

MOTION: The DLANC Board shall submit a letter of support for the Applicant's request in Planning Case No. ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR. Support is conditioned on the following: (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) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

(PLUC Vote Count: Yes: 9, No: 0, Abstention: 1; Absent: 1, Recused: 0)

iv. **Case Number:** CPC-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN

Project Location: 2143 Violet Street (Mixed Use Development)

Project Description: The Project proposes a new mixed-use development comprised of 347 live-work units, approximately 187,374 square feet of office space, 21,858 square feet of commercial floor area, and 926 square feet of community space. These new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the western portion of the Project Site, and a seven-story office building with a maximum height of 130 feet located on the eastern portion of the Project Site. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained.

Project Request:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, 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 LAMC Section 11.5.11.E (Measure JJJ) and Government Code Section 65915(k), an affordable housing development incentive to permit zero-foot side yards in lieu of 16 feet otherwise required for the residential live-work units.
3. Pursuant to LAMC Section 12.32.Q, a Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO.
4. Pursuant to LAMC Section 12.24.U.19, a Vesting Conditional Use Permit to permit floor area averaging and density transfer within a Unified Development.
5. Pursuant to LAMC Section 16.50.C.2, Site Plan Review for a maximum of 347 live-work units and a maximum of 210,158 square feet of new non-residential floor area.
6. Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit (MCUB) for the onsite sale of a full-line of alcoholic beverages for up to 10 establishments within the Project's commercial areas.
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site for three lots and for residential and commercial condominiums.

MOTION: The DLANC Board shall submit a letter of support for the Applicant's request in Planning Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN. Support is conditioned on the following: (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) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) Owner/Operator will come back and present to PLUC when operator is identified or owner/occupant changes.

(PLUC Vote Count: Yes: 9, No: 0, Abstention: 0; Absent: 1, Recused: 1)

16. Committee Reports

17. Officer Reports

18. General Public Comment - The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. 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.)

19. Other Board Member Comments

20. Next Meeting [Tuesday December 8,2020]

21. Adjourn

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted 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 (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority of or all the board in advance of a meeting may be viewed at our website: www.dlanc.com. In addition, if you would like a copy of any record related to an item on the agenda, please contact the secretary, claudia.oliveira@dlanc.com

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Palace Theatre, 630 S. Broadway
- Our website: www.dlanc.com
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.dlanc.com.