



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 called the meeting to order at 6:38 PM with quorum.

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

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 (turned area-wide)

Patti Berman clarified that all 6 applicants will be running for the two area-wide seats, since the South Park Resident Director seat was filled by Joan McCraw last time.

Candidates: Kevin Varzandeh, Pablo Fontoura, Peter Clune, Richard Nordin, Tyler Murphy, Allen Gross.

Patti Berman	N/A		
Ryan Afari	Tyler Murphy, Richard Nordin	Alex LiMandri	Absent
Pat Barrett	Allen Gross, Richard Nordin	Patricia Louis	Richard Nordin, Allen Gross
Wendell Blassingame	Richard Nordin, Allen Gross	Marcus Lovingood	Richard Nordin, Kevin Varzandeh
Ian Young	Absent	Mac McCarthy	Richard Nordin, Kevin Varzandeh
Joan McCraw	Richard Nordin, Allen Gross		
Dan Curnow	Richard Nordin, Allen Gross	Claudia Oliveira	Richard Nordin, Tyler Murphy
Michael Delijani	Richard Nordin, Tyler Murphy		
Naira Harootunian	Tyler Murphy, Allen Gross	Robert Newman	Absent
Colleen Hilderman Clayton	Richard Nordin, Tyler Murphy	John Swartz	Tyler Murphy, Richard Nordin
Tony Hoover	Richard Nordin, Tyler Murphy	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Allen Gross, Tyler Murphy

Tyler Murphy – 8

Allen Gross – 7

Kevin Varzandeh – 2

Pablo Fontoura – 0

Peter Clune – 0

Richard Nordin and Tyler Murphy were elected to the DLANC board.

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

Motion: Pat Barrett

2nd: Tony Hoover

Patti Berman	N/A		
Ryan Afari	Abstain	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Abstain	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McGraw	Yes	Richard Nordin	Ineligible
Dan Curnow	Abstain	Claudia Oliveira	Yes
Michael Delijani	Yes	Tyler Murphy	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent

Colleen Hilderman Clayton	Yes	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(12), N(0), A(3), R(0)

Motion passed.

Motion to approve minutes from special meeting: Naira Harootunian

2nd: Pat Barrett

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

Y(11), N(0), A(4), R(0)

Motion passed.

8. President's Report

- a. Announcement of empty seats
- b. Election information
- c. Other items of interest and importance

9. Consent Calendar: **

- a. **MOTION: The DLANC Board shall approve Shawn Smith as a member of the Outreach Committee**

Consent calendar was passed by affirmation.

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**

Motion: Tony Hoover

2nd: Claudia Oliveria

Patti Berman	N/A		
Ryan Afari	Yes	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McCraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes
Michael Delijani	Yes	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Yes	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(15), N(0), A(0), R(0)

Motion passed.

ii. Discussion and possible action on proposal to purchase and distribute signage for social distancing to local businesses.

Motion:

2nd:

Patti Berman	N/A		
Ryan Afari		Alex LiMandri	Absent
Pat Barrett		Patricia Louis	
Wendell Blassingame		Marcus Lovingood	
Ian Young	Absent	Mac McCarthy	
Joan McGraw		Tyler Murphy	
Dan Curnow		Claudia Oliveira	
Michael Delijani		Richard Nordin	

Naira Harootunian		Robert Newman	Absent
Colleen Hilderman Clayton		John Swartz	
Tony Hoover		Michael Burbank	
Mindy Kordash-Shim	Absent	Shawn Smith	

Y(), N(), A(), R()

Motion to postpone by Ryan Afari, and Pat Barrett seconded. Unanimous aye vote to postpone to next month.

iii. Discussion and possible action on proposal to purchase and distribute masks.

Motion to approve the purchase of masks with an amount not to exceed \$6000 for mask to be distributed in Skid Row, to include the DLANC logo, and to come from the outreach line item from a vendor like Leos USA: Colleen Clayton via alternate Reeyan

2nd: Wendell Blassingame

Patti Berman	N/A		
Ryan Afari	Abstain	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes
Michael Delijani	Yes	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Yes, via alternate Reeyan	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(14), N(0), A(1), R(0)

Motion passed.

b. **MOTION:** The DLANC Board shall approve the Election Information Worksheet

Motion: Colleen Hilderman Clayton, via alternate Reeyan

2nd: Pat Barrett

Patti Berman	N/A		
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Ryan Afari	Yes	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes
Michael Delijani	Yes, via alternate	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Yes, via alternate	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(15), N(0), A(0), R(0)

Motion passed.

- c. 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)

Pat Barrett pulled item iii. Stakeholder Peter Clune requested to pull item iv. Ryan Afari recused himself from item ii. because he owns property within 500 feet. PLUM items were addressed before the Election Worksheet item for the sake of attendees’ time.

Motion: Ryan Afari

2nd: Claudia Oliveira

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

Y(15), N(0), A(0), R(0)

Motion passed.

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)

Motion: Colleen Hilderman Clayton, via alternate Reeyan

2nd: Pat Barrett

Patti Berman	N/A		
Ryan Afari	Recused	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes
Michael Delijani	Yes, via alternate	Richard Nordin	Ineligible

Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Yes, via alternate	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(14), N(0), A(0), R(1)

Motion passed.

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)

Pat Barrett recused herself because she lives within 500 feet of the hotel.

Claudia Oliveira motioned to send the item back to committee. Wendell Blassingame seconded.

Patti Berman	N/A		
Ryan Afari	Abstain	Alex LiMandri	Absent
Pat Barrett	Recused	Patricia Louis	Yes

Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	Yes
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes
Michael Delijani	Yes	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Abstain	John Swartz	No
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(11), N(1), A(2), R(1)

Motion passed.

- 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)

Motion: Ryan Afari

2nd: Naira Harootunian

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

Y(), N(), A(), R()

Ryan Afari motioned to amend the letter to add a part e, which would say “This letter of support shall only be in effect so far as all allegations of improper donations to city officials and/or affiliates have been investigated and cleared by the city attorney for this and all other projects.”

Claudia Oliveira seconded.

Vote on amendment:

Patti Berman	N/A		
Ryan Afari	Yes	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Yes
Wendell Blassingame	Yes	Marcus Lovingood	Yes
Ian Young	Absent	Mac McCarthy	No
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	Yes

Michael Delijani	Yes	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	Abstain	John Swartz	Yes
Tony Hoover	Yes	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	Yes

Y(13), N(1), A(1), R(0)

Motion as amended:

Patti Berman	N/A		
Ryan Afari	Yes	Alex LiMandri	Absent
Pat Barrett	Yes	Patricia Louis	Abstain
Wendell Blassingame	Yes	Marcus Lovingood	No
Ian Young	Absent	Mac McCarthy	No
Joan McGraw	Yes	Tyler Murphy	Ineligible
Dan Curnow	Yes	Claudia Oliveira	No
Michael Delijani	Yes, via alternate	Richard Nordin	Ineligible
Naira Harootunian	Yes	Robert Newman	Absent
Colleen Hilderman Clayton	No, via alternate	John Swartz	Yes
Tony Hoover	No	Michael Burbank	Absent
Mindy Kordash-Shim	Absent	Shawn Smith	No

Y(8), N(6), A(1), R(0)

Motion passed as amended.

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

Marcus Lovingood motioned to adjourn. Meeting adjourned at 10:40 PM.