



# BOARD OF DIRECTOR'S MEETING AGENDA

## DRAFT MEETING MINUTES

**Meeting Date:** April 13, 2021

**Meeting Time:** 6:30 PM

1. Call to Order / Roll Call

Meeting called to order by Jose Galdamez from DONE at 6:37.

Patti Berman	Here		
Naira Harootunian	Here	Jim Sarratori	Here
Ryan Afari	Here	James Wilde	Here
Michael Delijani	Here, via alternate.	Eboney Pearson	Here
Wendell Blassingame	Here	Michelle Duffy	Here
Claudia Oliveira	Here	Debby Zhou	Here
Tyler Murphy	Here	Lori Summers	Here
Melinda Choothesa	Here	Allen Gross	Here
Cody Nowak	Here	Rick Nordin	Here
Jehan Reagan	Here	Kevin Dieterle	Here
Pablo Fontoura	Here		
Tony Hoover	Here		

2. Swearing in of the new Board of Director's.

Christopher Antonelli from CD14 administered the oath.

3. Selection of officers

a. President

Richard Nordin asked for general public comment to be moved to previous of this action. Jose Galdamez from DONE said that any stakeholder will have the option for comment on agenda items. Mr. Nordin said that general public comments will be handled after the election of officers; he asked if BONC supersedes DLANC's bylaws regarding this matter, and Mr. Galdamez said it did, and was intended to make sure the new board is seated and that the new board can address agenda items. Mr. Nordin asked, if someone comes to the meeting and wants to give comment before the board is seated, will they have to wait, and Mr. Galdamez said they would.

Ryan Afari nominated Patti Berman for president. Patti Berman accepted the nomination.

Mr. Nordin nominated himself for the position of president.

**Vote to elect the council president:**

Patti Berman	Patti		
Naira Harootunian	Patti	Jim Sarratori	Patti
Ryan Afari	Patti	James Wilde	Patti
Michael Delijani	Patti	Eboney Pearson	Abstain
Wendell Blassingame	Patti	Michelle Duffy	Rick
Claudia Oliveira	Rick	Debby Zhou	Rick
Tyler Murphy	Patti	Lori Summers	Rick
Melynda Choothesa	Abstain	Allen Gross	Patti
Cody Nowak	Rick	Rick Nordin	Rick
Jehan Reagan	Rick	Kevin Dieterle	Rick
Pablo Fontoura	Rick		
Tony Hoover	Rick		

**10 for Richard Nordin, 9 for Patti Berman, 2 abstentions.**

**Richard Nordin is the new president of DLANC.**

**b. VP of Administration**

**Claudia Oliveira nominated Naira Harootunian.**

**Motion:** Claudia Oliveira

**2<sup>nd</sup>:** Wendell Blassingame

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Absent	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

**Motion passed. Naira Harootunian was elected VP of administration.**

**c. VP of Outreach**

Pablo Fontoura nominated himself. James Wilde nominated himself, and Claudia Oliveira nominated herself.

Kevin Dieterle motioned to nominate them all, and Wendell Blassingame seconded.

**Motion:** Kevin Dieterle

**2<sup>nd</sup>:** Wendell Blassingame

Patti Berman	James		
Naira Harootunian	Claudia	Jim Sarratori	Claudia
Ryan Afari	Claudia	James Wilde	Claudia
Michael Delijani	Absent	Eboney Pearson	Claudia
Wendell Blassingame	Claudia	Michelle Duffy	Pablo
Claudia Oliveira	Claudia	Debby Zhou	Claudia
Tyler Murphy	Claudia	Lori Summers	Claudia
Melynda	Claudia	Allen Gross	Claudia
Cody Nowak	Claudia	Rick Nordin	Claudia
Jehan Reagan	Claudia	Kevin Dieterle	Pablo
Pablo Fontoura	Pablo		
Tony Hoover	Claudia		

**16 votes for Claudia Oliveira, 3 for Pablo Fontoura and 1 for James Wilde.**

**Claudia Oliveira is the new VP of Outreach.**

**d. Treasurer**

**Ryan Afari nominated Tony Hoover as treasurer, and he accepted.**

**Mr. Afari motioned to approve Mr. Hoover as treasurer, and Wendell Blassingame seconded.**

**Motion:** Ryan Afari

**2<sup>nd</sup>:** Wendell Blassingame

Patti Berman	Abstain		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Absent	Eboney Pearson	Abstain
Wendell Blassingame	Abstain	Michelle Duffy	Abstain
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Abstain
Pablo Fontoura	Abstain		
Tony Hoover	Yes		

**Yes = 13, No = 0, Abs = 7, Rec = 0**

**Motion passed. Tony Hoover is the new DLANC Treasurer.**

**e. Secretary**

Wendell Blassingame nominated Patti Berman. Ms. Berman did not accept the nomination.

Kevin Dieterle nominated Michelle Duffie, who accepted.

Naira Harootunian nominated James Wilde. James Wilde asked for Jose Galdamez to repeat the responsibilities. James Wilde did not accept.

Debbie Zhou nominated Pablo Fontoura. He did not accept.

Ryan Afari nominated Jim Sarratori for Secretary. Jim Sarratori accepted.

**Motion: Wendell Blassingame**

**2<sup>nd</sup>: Kevin Dieterle**

Patti Berman	Jim		
Naira Harootunian	Jim	Jim Sarratori	Jim
Ryan Afari	Jim	James Wilde	Michelle
Michael Delijani	Absent	Eboney Pearson	Jim
Wendell	Michelle	Michelle Duffy	Michelle
Claudia Oliveira	Jim	Deby Zhou	Michelle
Tyler Murphy	Abstain	Lori Summers	Michelle
Melynda Choothesa	Jim	Allen Gross	Abstain
Cody Nowak	Jim	Rick Nordin	Michelle
Jehan Reagan	Jim	Kevin Dieterle	Michelle
Pablo Fontoura	Michelle		
Tony Hoover	Abstain		

**9 Votes for Jim Sarratori, 8 votes for Michelle Duffy, 3 abstentions, 1 absent.**

**Jim Sarratori is the new DLANC secretary.**

4. President's Report
  - a. Welcome
  - b. Appointment by President of Parliamentarian
  - c. Emails (forwards, cc, no reply all)
  - d. Business Cards
  - e. Alternates
  - f. Announcement of empty seats – moved to end of meeting
  - g. Other messages of import
5. Physical Posting site Volunteer
6. Timer Volunteer
7. Approval of Liaisons (non-board members):

**MOTION: The Board shall approve the following liaisons:**

**a. Public works and Resilience (Reeyan Raynes)**

Ryan Afari motioned to table items 6, 7 8, and 9. They need someone to post agenda items for Brown act issues. Naira Harootunian seconded.

Claudia Oliveira suggested that someone can make a motion to address item 5. Mr. Afari motioned to amend his previous motion to separate item 5. Naira Harootunian seconded.

Ryan Afari withdrew his motion and put forward another motion to table items 6-9, and Naira Harootunian seconded.

**Motion: Ryan Afari**

**2<sup>nd</sup>: Naira Harootunian**

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

**Yes = 21, No = 0, Abs = 0, Rec = 0**

**Motion passed.**

8. Selection and board approval of Budget Advocate Representatives (2+alternate) (action to be taken)

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melynda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	

Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

9. Open Liaison positions
  - a. Film
  - b. Homeless
  - c. Animal Services
  - d. Purposeful Aging
  - e. LLANC
  - f. Sustainability
  - g. Transportation
  - h. Plan Check
  
10. Speakers
  - a. Presentations with possible discussion from City, State, County or Elected Officials or representatives
  - b. Presentation with possible discussion from Clare Kelley from Department of Planning (5 minutes)

**President Rick Nordin went to this item after general public comment.**

11. Declarations of Ex Parte communication
12. 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.

13. **MOTION: The Board shall approve the Minutes from 03-09-2021.**

**Motion: Wendell**

**2<sup>nd</sup>: Tony Hoover**

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Abstain
Ryan Afari	Yes	James Wilde	Abstain
Michael Delijani	Yes	Eboney Pearson	Abstain
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Abstain

Tyler Murphy	Yes	Lori Summers	Abstain
Melinda Choothesa	Abstain	Allen Gross	Abstain
Cody Nowak	Abstain	Rick Nordin	Yes
Jehan Reagan	Abstain	Kevin Dieterle	Abstain
Pablo Fontoura	Abstain		
Tony Hoover	Yes		

Yes = 10, No = 0, Abs = 11, Rec = 0

Motion passed.

14. Consent Calendar: \*\*

a. **MOTION: The Board shall approve the appointment of Claudia Oliveira to the EmpowerLA Grievance Panel**

**Claudia Oliveira motioned to table this item, and Wendell Blassingame seconded.**

Patti Berman	Abstain		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melinda Choothesa	Abstain	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Abstain
Pablo Fontoura	Yes		
Tony Hoover	Yes		

Yes = 18, No = 0, Abs = 3, Rec = 0

Motion passed.

15. Old Business

a. NONE

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

a. **MOTION: The DLANC Board shall send a letter to the office of the City Clerk requesting that our registration forms from the 2021 election be turned over to DLANC for purposes of Outreach.**

Tony Hoover motioned to postpone 16.b. and d.1, 2, 3, 5, and 6. Naira Harootunian seconded.

**Motion: Tony Hoover**

**2<sup>nd</sup>: Naira Harootunian**

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melinda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

Yes = 21, No = 0, Abs = 0, Rec = 0

Motion passed.

**Motion for 16.a:**

**Motion: Claudia Oliveira**

**2<sup>nd</sup>: Kevin Dieterle**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

Claudia withdrew her motion and Kevin agreed to withdraw.

**b. MOTION: The DLANC Board shall discontinue rental of the office at 529 S. Broadway as of June 30, 2021. A co-working space will be obtained to replace it.**

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	



Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

**c. MOTION: The DLANC Board shall approve a CIS in favor of Council file 21-0052.**

- i. Creation of at least 25,000 new units by 2025, regardless of the type of unit, as the city's Homeless Housing Goal. (Full City Council motion is in the packet)

**Motion: Claudia Oliveira**

**2<sup>nd</sup>: Naira Harootunian**

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	Yes
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

**Yes = 21, No = 0, Abs = 0, Rec = 0**

**Motion passed.**

**d. Financial Issues:**

- i. **MOTION: The Board shall approve the March 2021 Monthly Expenditure Report**

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	

Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

- ii. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$1200 for rent and utilities for the lease for the DLANC Meeting room at 529 S Broadway, Unit 203. Monies to come from the Office Budget line item. Vendor is Bemas Investment LLC.

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

- iii. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$50 for Website hosting. Monies to come from the Office Budget line item. Vendor is Linode.

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

- iv. **MOTION:** The Board shall approve a monthly expenditure of an amount not to exceed \$100 for a minute's taker. Monies to come from the Office Budget line item. Vendor is Apple One.

**Motion:** Tony Hoover

**2<sup>nd</sup>:** Ryan Afari

Patti Berman	Absent		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes

Michael Delijani	Absent	Eboney Pearson	Absent
Wendell Blassingame	Absent	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Abstain
Melynda Choothesa	Abstain	Allen Gross	Absent
Cody Nowak	Yes	Rick Nordin	N/A
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

Yes = 13, No = 0, Abs = 2, Rec = 0.

Motion passed.

- v. **MOTION: The Board shall approve an annual expense not to exceed \$250 for Domain Registration of dlanc.org and dlanc.com. Monies to come from the Office Budget line item. Vendor is Register.com.**

Motion:

2<sup>nd</sup>:

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

- vi. **MOTION: The Board shall approve an annual expense not to exceed \$450 for a post office box at 90013. Monies to come from the Office Budget line item. Vendor is USPS.**

Motion:

2<sup>nd</sup>:

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			

Tony Hoover			

**vii. Discussion and Motion: Selection of credit card holders and second signer**

**Motion: Tony Hoover**

**2<sup>nd</sup>: Naira Harootunian**

**Tony Hoover motioned for him to hold the main card and for Rick Nordin to hold the backup card.**

**Tony motioned to amend the motion to select the treasurer as the primary cardholder, and the president as the secondary cardholder, with Jose Galdamez from DONE adding that they will have to agendize it at a future meeting if they want to make it a standing rule.**

**Claudia Oliveira seconded.**

Patti Berman	Absent		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Absent	Eboney Pearson	Absent
Wendell Blassingame	Absent	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Absent
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Absent	Allen Gross	Absent
Cody Nowak	Yes	Rick Nordin	N/A
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

**Yes = 13, No = 0, Abs = 0, Rec = 0**

- 17. 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-2019-7012-SPP-CUB-CUX**

**Project Location:** 333 S Boylston (Live Music Venue)

**Project Description:** New live music venue and restaurant in an existing nightclub space. DLANC approved the request a year ago, but we have made a few modifications to the application: (1) The applicants are now going to be utilizing the entire property (the original request was for about 2/3 of the building). They will have a second event space and some extra office and storage space in the northernmost part of the building. (2) We are updating the request to have hours from 10 a.m. to 3 a.m. instead of 10 a.m. to 2 a.m. They would like to be able to stay open to feed customers after alcohol service ends.

**Project Request:** A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the remodel of an existing nightclub/restaurant. A Conditional Use to permit live entertainment and patron dancing in conjunction with the remodel of an existing nightclub/restaurant. Project Permit Compliance for

a façade remodel and new signs at an existing nightclub/restaurant in the Central City West Specific Plan.

**MOTION:** The DLANC Board shall submit a letter of support for the Applicant’s request in Planning Case No ZA-2019-7012-SPP-CUB-CUX. 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 office space along 3rd Street 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 should owner/operator change; (e) any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

(PLUC Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0)

Ryan Afari had ex parte communications with everyone. Claudia Oliveira had ex parte communications with the Hope St item.

Patti Berman suggested pulling item ii because there are a lot of letters having to do with it.

Ryan Afari motioned to approve items 17.i, iii, and iv. Claudia Oliveira seconded.

**Motion:** Ryan Afari

**2<sup>nd</sup>:** Claudia Oliveira

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	N/A
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

**Yes = 20, No = 0, Abs = 0, Rec = 0**

ii. **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
- 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) impacts to adjacent properties during construction are minimized to the greatest extent feasible; (d.) Developer works with residents of neighboring buildings to reduce visual impacts; (e) all mechanical equipment at the rooftop is concealed to prevent visual obstructions and enclosed to prevent noise from impacting neighboring properties; (f) 24-hour security is implemented at the street level; (g) ground floor windows retain transparency at all times to allow for eyes on the street and pedestrian safety.**

(PLUC Vote Count: Yes: 3, No: 1, Abstention: 2; Absent: 5, Recused: 0)

**Motion: Ryan Afari**  
**2<sup>nd</sup>: Naira Harootunian**

**Ryan Afari made a friendly amendment at the suggestion of Lori Summers to have staff required for the automatic parking system, and Claudia Oliveira seconded.**

Vote on motion as amended:

Patti Berman	No		
Naira Harootunian	No	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Absent	Eboney Pearson	Absent
Wendell Blassingame	Absent	Michelle Duffy	No
Claudia Oliveira	No	Debby Zhou	Absent
Tyler Murphy	Yes	Lori Summers	Yes
Melynda Choothesa	Absent	Allen Gross	Absent
Cody Nowak	Abstain	Rick Nordin	N/A
Jehan Reagan	No	Kevin Dieterle	No
Pablo Fontoura	No		
Tony Hoover	Abstain		

**Yes = 5, No = 7, Abs = 2, Rec = 0**  
**Motion failed.**

iii. **Case Number:** ZA-2021-454-CUB

**Project Location:** 1124 S San Julian Street (Creature Comforts Brewing Company)

**Project Description:** This is a request for a conditional use permit to permit the sale and dispensing of beer brewed on site, as well as wine, for on-site conjunction with a brewery of 14,419-SF with 165 interior seats and 268 exterior seats along with the sale of beer brewed on-site for off-site consumption. Hours of operation from 8am-2am, daily.

**Project Request:** Motion to support the request for the sale and service of beer (brewed on-site) and wine for on-site consumption and for the sale of beer brewed on-site for off-site consumption in conjunction with a new brewery.

**MOTION:** The DLANC Board shall submit a letter of support for the Applicant’s request in Planning Case No. ZA-2021-454-CUB. 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 should owner/operator change; (e) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

(PLUC Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0)

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

iv. **Case Number:** ZA-2020-5715-CUB

**Project Location:** 108 W 2nd Street (Dalia Cocina Mexicana)

**Project Description:** This is a request for a conditional use permit to permit the sale and dispensing of a full line of alcohol in conjunction with an existing 2,908 square foot 68-seat restaurant.

**Project Request:** We are requesting a CUB to provide on-site sales of full line of alcohol in conjunction with an existing restaurant with 40 seats on the main floor & 28 on a mezzanine for a total of 68 interior seats with hours of 8am - 12am Sunday -Thursday and 8am - 2am Friday - Saturday.

**MOTION:** The DLANC Board shall submit a letter of support for the Applicant’s request in Planning Case No. ZA-2020-5715-CUB. Support is conditioned on the following: a) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (b) Owner/Operator will come back and present to PLUC should owner/operator change; (c) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

(PLUC Vote Count: Yes: 6, No: 0, Abstention: 0; Absent: 5, Recused: 0)

**Motion:**

**2<sup>nd</sup>:**

Patti Berman			
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Naira Harootunian		Jim Sarratori	
Ryan Afari		James Wilde	
Michael Delijani		Eboney Pearson	
Wendell Blassingame		Michelle Duffy	
Claudia Oliveira		Debby Zhou	
Tyler Murphy		Lori Summers	
Melinda Choothesa		Allen Gross	
Cody Nowak		Rick Nordin	
Jehan Reagan		Kevin Dieterle	
Pablo Fontoura			
Tony Hoover			

President Nordin asked to table items 4 and 5 to the next meeting.

Kevin Dieterle motioned to table, Tony Hoover seconded.

Tony Hoover noted that they also have to table 18, 19, and 20.

Kevin Dieterle amended his motion to accommodate those items.

Patti Berman	Yes		
Naira Harootunian	Yes	Jim Sarratori	Yes
Ryan Afari	Yes	James Wilde	Yes
Michael Delijani	Yes	Eboney Pearson	Yes
Wendell Blassingame	Yes	Michelle Duffy	Yes
Claudia Oliveira	Yes	Debby Zhou	Yes
Tyler Murphy	Yes	Lori Summers	Yes
Melinda Choothesa	Yes	Allen Gross	Yes
Cody Nowak	Yes	Rick Nordin	N/A
Jehan Reagan	Yes	Kevin Dieterle	Yes
Pablo Fontoura	Yes		
Tony Hoover	Yes		

Yes = 20, No = 0, Abs = 0, Rec = 0

Motion passed.

18. Committees Reports

19. Officer Reports

20. Liaison Reports

21. 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.

22. Other Board Member Announcements

a. Announcements for Open Seats by Rick Nordin

23. Next Meeting May 11, 2021

24. Adjourn

**Rick Nordin adjourned the meeting at 12:10 AM.**