**Meeting Date:** July 20, 2021

**Meeting Time:** 6:30pm

**Meeting Location:** Virtual Meeting

**Contact:** R[yan.afari@dlanc.com](mailto:ryan.afari@dlanc.com) for more information

**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 Planning and Land Use Committee must dial (US: +1 669 900 6833  or +1 253 215 8782  or +1 346 248 7799  or +1 929 205 6099  or +1 301 715 8592  or +1 312 626 6799) and enter Meeting # 933 3986 7646. Note for higher quality, dial a number based on your current location.

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.

If you would like to view the meeting you can use this link: <https://zoom.us/j/93339867646>

We appreciate all who participate but ask for a bit of patience while we work through this new format.

Please note that we are asking presenters to limit their presentations to 15 minutes for a development project and 10 minutes for CUB or other items.

1. Call to Order / Roll Call

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| --- | --- |
| Ryan Afari – Chair |  |
| Patti Berman |  |
| Michael Delijani |  |
| Jim Sarratori |  |
| Cody Nowak |  |
| Lori Summers |  |
| Reeyan Raynes |  |
| John Swartz |  |
| Simon Ha |  |
| Lauren Mishkind |  |
| Audrey von Ahrens |  |

1. Committee Member Introductions
2. Approve Minutes from 6/15/2021
3. Report on last DLANC Board Meeting concerning items presented by PLUC.
4. Declarations of Ex Parte communications
5. General Public Comment - The public is requested dial \*9, when prompted by the presiding officer, 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 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.)
6. Committee Member Comments – Committee members are asked to keep their comments brief and relevant to the topic or project being discussed. Committee member comments will be limited to two minutes and all committee members will be given the opportunity to make a comment before additional comments are provided by committee members.
7. New Business
   1. **Presentation by:** Veronica Becerra

**Case Number:** ZA-2014-0482(CUB)

**Project Location:** 416-418 E. Boyd Street

Mumford Brewing Operations LLC and Todd Mumford

**Project Description:** Continuation of sale and dispensing of beer and wine for on and off site consumption in conjunction with existing 4,139 SF micro-brewery and tasting room.

**Project Requests:** Pursuant to L.A.M.C. Section 12.24.M, A Plan Approval related to case number

ZA-2014-0482(CUB) dated July 25, 2014, to continue the sale and dispensing of beer

and wine for on-and off-site consumption in conjunction with an existing 4,139 sq. ft.

Micro-Brewery with a tasting room and bar approximately 1,480 square feet, with 69

fixed interior seats. Hours of operation are from 10:00 am to 10:00 am daily, in the

M2-2D-O Zone.

**Recommended action:** To be determined.

* 1. **Presentation by:** Dana Sayles

**Case Number:** CPC-2021-2544-GPAJ-ZCJ-SPR-PSH-HCA

**Project Location:** 454 S San Pedro St; 501 E 5th St; 511 E 5th St

**Project Description:** The Applicant, DWC Campus LP in partnership with the Downtown Women’s Center (“DWC”), is requesting a General Plan Amendment and Vesting Zone Change for the construction, use and maintenance of a 100% affordable housing project with permanent supportive housing services (the “Project”) for victims of domestic violence and women experiencing homelessness. The proposed Project is comprised of 97 restricted affordable studio units and one two-bedroom manager's unit. As part of the Project, 5% of the total units (or 5 units) will be reserved for Extremely Low Income households and 6% of the total units (or 6 units) will be reserved for Very Low Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low Income households as determined by HUD or TCAC levels.

**Project Requests:**

1. General Plan Amendment (GPAJ), pursuant to LAMC Section 11.5.6, from Light Manufacturing to Regional Center Commercial;

2. Vesting Zone Change (VZCJ), pursuant to LAMC Section 12.32 F, from M2-2D to [T][Q]C2-2D consistent with the General Plan Amendment, to permit the development of a residential building with 98 units (one manager’s unit, five percent [5%] or five units for Extremely Low Income Households and six percent [6%] or six units for Very Low Income Households per HCD, and 86 units for Low Income per HUD);

* The Applicant seeks a waiver of required street dedications along both San Pedro Street and 5th Street as part of the Vesting Zone Change approval, via the authority of the City Council.

3. Site Plan Review (SPR), pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more dwelling units; and,

4. CEQA Exemption, provided for by AB 1197, for a qualifying Supportive Housing Project.

**Recommended action:** To be determined.

* 1. **Presentation by:** David A. Goldberg, Armbruster Goldsmith & Delvac LLP

Gene Ong, AEG

**Case Number:** ZA-2016-1381-PAB-PA1

**Project Location:** 1000 W. Olympic Boulevard, Los Angeles, CA 90015

**Project Description:** A Plan Approval to expand the Alcohol Use Approval at the Regal Cinemas at LA Live from the sale and dispensing of beer and wine only to a full line of alcoholic beverages for on-site consumption.

**Project Requests:** Pursuant to LAMC 12.24.M and LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval from the sale and dispensing of beer and wine only to a full line of alcoholic beverages.

**Recommended action:** To be determined.

* 1. **Presentation by:** Doane Liu, Executive Director at City of Los Angeles Department of Convention and Tourism Development

Milena Zasadzien, City Planning

William Delvac, Armbruster Goldsmith & Delvac LLP

**Case Number:** CPC-2019-4572-VZC-HD-SPP-SPPA-SN

VAC-E1401376

**Project Location:** 1111-1301 S. Figueroa Street, 1206-1211 W. Pico Boulevard, 1260 S. LA Live Way, 740-1110 Chick Hearn Court, 751 W. 12th Street, Los Angeles, CA 90015

**Project Description:**

Convention Center Expansion: Expansion and modernization of the Convention Center including construction of a New Hall building connecting to existing South and West Halls. Project includes 700,000 square feet of new floor area with new exhibit hall space, a multi-purpose hall, and pre-function/lobby, support, and food service space.

Street Vacation: A total of eight vacation area requests are made for various rights-of-way surrounding the Convention Center. Requests include subsurface, surface, and airspace vacations.

**Project Request:**

Convention Center Expansion:

* Amendment to the Existing Specific Plan and, if necessary, Project Permit Compliance Review, to generally regulate development within the Project Site and, specifically, to: (1) remove the Existing Specific Plan provision that conditions the effectiveness thereof upon APCLA’s entry into a ground lease for the Event Center, (2) approve modifications to the proposed New Hall, including increase the existing 90-foot height limit in the applicable subarea, and (3) make other minor conforming changes to reflect the Revised Project, in particular, the facts that West Hall will be retained and the Event Center will not be constructed.
* Vesting Zone and Height District Change from PF and C2 to the CCA “Convention Center and Arena” zone.
* Amendment to the Sign District for the Project Site to: (1) remove the existing Sign District provision that conditions the effectiveness thereof upon APCLA’s entry into a ground lease for the Event Center, and (2) make other conforming changes to the “Approved Signs” exhibit, as well as other modifications, to reflect the Revised Project.
* Cultural Affairs Commission Design Review Approval for construction of the Revised Project, as applicable.

Street Vacation:

* Vacations of certain airspace, surface and subsurface portions of Pico Boulevard, L.A. Live Way, and Chick Hearn Court.

**Recommended action:** To be determined.

* 1. **Presentation by:** David A. Goldberg, Armbruster Goldsmith & Delvac LLP

Gene Ong, AEG

Andy Cohen, Gensler

**Case Number:** CPC-2018-6693-SP-SPP

ZA-2009-3289-PAB-PA1

VTT-82421

**Project Location:** 1005-1015 W. Chick Hearn Ct., Los Angeles, CA 90015

Additional Project Address References for Parking Reduction Request:

800-900 W. Olympic Blvd., Los Angeles, CA 90015

920-948 S. Georgia St. & 917-931 W. Olympic Blvd., Los Angeles, CA 90015

**Project Description:**

JW Marriott Hotel and Conference Center Expansion: The Project includes the addition of (i) 861 rooms to the JW Marriott Hotel at LA Live in a standalone tower within the Olympic West Subarea of the Los Angeles Sports and Entertainment District (“LASED”) Specific Plan Area (along with a corresponding reduction of 10 rooms in the existing JW Marriott Hotel for a net increase of 851 rooms), (ii) approximately 228,000 square feet of Convention Center Expansion uses, including meeting and conference rooms, ballrooms, and exhibition uses above the Olympic West Parking Structure adjacent to the existing Marriott Conference Center (Conference Center Expansion); (iii) two pedestrian bridges over a private road connecting the existing JW Marriott Conference Center with the Conference Center Expansion; and (iv) signage that is architecturally integrated into the building.

JW Marriott Hotel and Conference Center CUB: A Plan Approval to the existing Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel and Conference Center to expand the Alcohol Use Approval to include the new hotel tower and expanded conference center.

**Project Request:**

JW Marriott Hotel and Conference Center Expansion:

* Amendments to the LASED Specific Plan, including: increasing the permitted tower height to up to 420 feet on Development Site 1a, permitting hotel uses on the Convention Center Expansion Parcel, creating regulations for the Eleventh Street Pedestrian Area upon its vacation, modifying certain signage provisions, modifying permitted alcohol service at the cinemas from beer and wine only to a full line of alcoholic beverages, and other minor changes and technical corrections.
* Project Permit Compliance to construct Convention Center Expansion Uses, including hotel and conference, meeting, and ballroom facilities with a Specific Plan Transfer of Floor Area and Equivalency Transfer.
* A request for a parking requirement reduction by ten percent as permitted pursuant to the Los Angeles Sports and Entertainment District Specific Plan Section 2.F, Section 14.D.2, and Section 14.D.5.
* Specific Plan Sign Application Compliance to allow the construction of 20,890 (a net addition of 8,862 square feet) square feet of signage with LASED Specific Plan Sign District B on Development Site 1a.
* Please note that since the filing of the application, the signage calculations were updated. The updated numbers are reflected here.
* Vesting Tentative Tract Map 82421 for two airspace lots and merger and re-subdivision of a portion of Chick Hearn Court.

JW Marriott Hotel and Conference Center CUB: Pursuant to LAMC 12.24.M and LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel to include the new hotel tower and expanded conference facilities.

**Recommended action:** To be determined.

* 1. **Presentation of findings on Working Group on PCN and Cannabis Requests - Cody Nowak and Reeyan Raynes**

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2. Committee Member Comments and Announcements
3. Proposed delivery dates – Motions, Letters and Minutes 7/27/2021
4. Next Meeting(s) 8/17/2021 & 9/21/2021
5. 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](mailto:NCsupport@lacity.org)

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are

distributed to a majority or all of 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](http://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.