



Virtual Board Meeting Draft Minutes

Meeting Date: June 8, 2021

Meeting Time: 6:30 PM - 9:30 PM

Contact: richard.nordin@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 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.

** Indicates a presidential addition or change after the meeting of the Executive Committee on June 2, 2021. (Per DLANC Bylaws)

1. Call to Order and Moment of Silence

Rick Nordin

Rick Nordin called the meeting to order at 6:33 PM with quorum.

2. Roll Call – Establish Quorum of Thirteen (13)

Jim Sarratori

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

3. General Public Comment on Non-Agenda Items

Naira Harootunian

The public is requested to dial #6, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Press *9 to unmute. 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 the number of speakers and time considerations, may change these parameters.).

- Olga – thank you for the moment of silence for skid row residents who have passed on our city streets
- Lionel Mares – what can we do about trash in and around our metro stations

4. Speakers - Presentations with possible discussion from City, State, County or Elected Officials or Representatives

Helen Amelga, DTLA Deputy Area Director - Office of Councilmember Kevin de Leòn (CD-14).

- **Helen did not speak.**

5. President’s Items

Rick Nordin (5 min)

- June 9th Meeting at 6:30PM on Redistricting Council Districts for NC Members
- Invite from LAPD Officer Deon Joseph for a Walk of Center City East - Dates to be scheduled.

6. MOTION: The DLANC Board shall select from vetted applicants to fill the Area-Wide Homeless Residential Director and two (2) Center City East Business Directors.

Naira Hartoonian (40 min)

Shawn Smith and Wendy Celaya were present.

Motion: Naira Harootunian

2nd: Jehan Reagan

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

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

Motion to proceed with the candidates for Center City East Business Directors passed.

Vote to approve Wendy Celaya:

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

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

Board voted unanimously to accept Wendy Celaya onto the board.

Vote to approve Shawn Smith:

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

Yes = 14, No = 4, Abs = 0, Rec = 0.

Board voted to approve Shawn Smith to the board.

7. Swearing in of New Directors

Rick Nordin

8. Approve Minutes

Jim Sarratori

a. MOTION: Approve the Minutes of the May 11, 2021 Board Meeting

Motion: Jim Sarratori

2nd: Wendell Blassingame

Kevin Dieterle wanted to correct the spelling of his name.

Patti Berman	Abstain	Ryan Afari	Absent	Allen Gross	Yes
Claudia Oliviera	Yes	Lori Summers	Yes	Eboney Pearson	Abstain
Tony Hoover	Yes	Michael Delijani	Absent	Cody Nowak	Yes
Wendell Blassingame	Yes	Tyler Murphy	Yes	Jim Sarratori	Yes
Michelle Duffie	Yes	Melynda Choothesa	Yes	Jehan Reagan	Yes
Naira Harootunian	Yes	Pablo Fontoura	Yes	Debby Zhou	Yes

Rick Nordin	N/A	Kevin Dieterle	Yes	James Wilde	Abstain
Shawn Smith	Yes	Wendy Celaya	Yes	Vacancy	

Yes = 17, No = 0, Abs = 3, Rec = 0

Motion passed.

b. MOTION: Approve the Minutes of the May 17, 2021 Special Board Meeting

Motion: Jim Sarratori

2nd: Kevin Dieterle

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

Yes = 17, No = 0, Abs = 3, Rec = 0

Motion passed.

9. Consent Calendar MOTION TO APPROVE

Naira Harootunian

- a. Appointment of Melynda Choothesa as Co-Chair of the Livability Committee
- b. Approve Peter Clune as an alternate for Pablo Fontoura, Historic Core Residential Director

Motion: Naira

2nd: Kevin Dieterle

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

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

Motion passed.

10. Declarations of Ex Parte communications

11. Old Business (None)

12. New Business

- a. **MOTION: To create an Ad-Hoc committee addressing the Homeless Crisis in all DLANC Neighborhoods and its impact on both the unhoused and the housed with the committee chartered for one year or through June 1, 2022.**
Rick Nordin

Mission Statement - The DLANC Ad-Hoc Committee on Homeless in Downtown LA will develop outreach plans to give the members of our community the chance to have connections with opinion leaders and input on this issue downtown. It will seek to inform and mobilize our stakeholders on this critical humanitarian crisis which affects the health and quality of life of all neighborhoods in downtown. Working with other DLANC committees it will spotlight both positive movement and failures in helping the unhoused. It is a critical advisory role for this neighborhood council in our participatory function for enhanced democracy in Los Angeles.

The Committee will contain a minimum of three board members including the President plus a minimum of two stakeholders and be chaired by a board member.

Motion: Wendell

2nd: Michelle Duffie

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

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

Motion passed.

- b. **Planning and Land Use Committee Project Letters for Approval -**
Ryan Afari

MOTION: The board approves the three projects listed as agenda items 12b, i-iii with conditions as noted in the individual letters (included in the board packet and below) to the LA Department of City Planning. **

- i. **PLANNING CASE NO: CPC-2021-3038-DB-SPR-HCA**
PROJECT ADDRESS: Third and Spring 121 W 3rd Street / 252 S Spring Street, 244-246 S Spring Street
APPLICANT: Sara Houghton & Dana Sayles (THREE6IXTY) and Charles Lee (Gensler)
DESCRIPTION: The Applicant proposes to redevelop the Property with a new 15-story, 195-foot high multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial

uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

CONDITION 2: Applicant will ensure any temporary walkways covered during construction (e.g. scaffolding) are well lit at all hours.

CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of way. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

CONDITION 5: Applicant shall study the use of double loaded elevators for easy resident loading.

CONDITION 6: Applicant shall secure the empty area at the north property line between neighboring structure and street.

Motion: Patti Berman

2nd: Jim Sarratori

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

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

Motion passed.

ii. PLANNING CASE NO: ZA-2021-3361-CUB

PROJECT ADDRESS: 1120 S. Grand Ave

APPLICANT: Pine and Crane (Christine Rivera: Owner Representative and Vivian Ku

DESCRIPTION: This is a request for a conditional use permit to allow the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with a restaurant with indoor and outdoor dining, 51 indoor seats and 67 outdoor seats and hours of operation from 7:00 a.m. to 2:00 a.m., daily.

CONDITION 1: Applicant will ensure ground floor elevations are well-lit at all hours.

CONDITION 2: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 3: Owner/Operator will come back and present to PLUC should owner/operator change.

Motion: Patti Berman

2nd: Cody Nowak

Patti Berman	Yes	Ryan Afari	Absent	Allen Gross	Yes
Claudia Oliviera	Yes	Lori Summers	Yes	Eboney Pearson	Yes

Tony Hoover	Yes	Michael Delijani	Absent	Cody Nowak	Yes
Wendell Blassingame	Yes	Tyler Murphy	Yes	Jim Sarratori	Yes
Michelle Duffie	Yes	Melynda Choothesa	Yes	Jehan Reagan	Yes
Naira Harootunian	Yes	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	N/A	Kevin Dieterle	Yes	James Wilde	Yes
Shawn Smith	Yes	Wendy Celaya	Yes	Vacancy	

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

Motion passed.

iii. **PLANNING CASE NO: ZA-2018-3271-MCUP-CUX-SPPA-SPP**

PROJECT ADDRESS:332, 350, and 358 South Olive Street 351 and 361 South Hill Street and 417 and 425 West 4th Street

APPLICANT: Kevin Roberts (Angels Landing Partners), Jim Pugh (Shepard Mullin), Jim Hakes (Handel Architects)

DESCRIPTION: New construction of up to 1,269,150 square feet of mixed-use development comprising two towers with 180 residential for-sale condominium units; 252 residential apartments; two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g. scaffolding) are well-lit at all hours.

CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 5: Request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

CONDITION 6: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

Motion: Jim Sarratori

2nd: Lori Summers

- Public Comments:
- Lionel wants more affordable housing and less parking.
- Olga doesn't want that much parking and wants more affordable housing. What about the public amenities like schools.
- Erick would like us to pause on this project until there is more housing and/or more an elementary school.
- Peoples City Council – Richie Sergenco (sp?) 750 way too much parking, that is triple the required 216 spots. What about the school. The apartments got smaller and smaller and only 5% affordable units. We need to move away from the car culture.
- Peter Clune – same concerns, stripping back public benefits. Not a competitive bidding process. They pulled back from all of their original promises. CEO said the school was one of the biggest elements of the projects and now its gone.
- Gregory Chambers – same concerns. Its public land and has public use. They lied to get the project and stripped back all their promises.

- Francesca Albrezzi – agreed with all comments.
- Board Comments:
- Patti – project has been changed per our comments
- Pablo – CEO lied to and did not keep his promise of school and affordable housing, bait and switch. Way too much parking, way too little affordable housing. Will not support project in its current form.
- Kevin – compare original vs present. Increased condo, retail, hotel, etc. Got rid of school, its only 5% of affordable housing.
- Debby – missing school is a big deal. Would like to know why they got rid of it, would like to get feedback from the developer.
- Melynda – same comments
- Tony – confirm the numbers, how do we know?

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

Yes = 7, No = 11, Abs = 2, Rec = 0.

Motion failed.

- c. **MOTION: DLANC Endorses the Central City Association’s (CCA) Adaptive Reuse White Paper and urges the City of Los Angeles to adopt the recommendations outlined in the report. ** Ryan Afari**

Motion: Patti Berman

2nd: Jim Sarratori

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

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

Motion passed.

d. Outreach Committee

Claudia Oliveira

- i. MOTION: To approve an Outreach Street Team Ad Hoc Committee to be chartered for one year or through June 1, 2022.

Mission Statement: The Street Team Ad Hoc Committee exists with the purpose to fulfill a physical outreach component to reach a wide range of constituents within the Downtown Los Angeles Neighborhood Council Boundaries. The Street Team Committee will identify high pedestrian flow areas where it can table and/or distribute outreach materials, conduct polls, educate constituents on how to get involved in local governance and increase DLANC's contact database. The Street Team may also assist with outreach support on satellite events as needed with other committees.

The Committee will contain a minimum of three board members including the president plus six stakeholders and be chaired by a board member.

Motion: Claudia Oliveira

2nd: Jehan Reagan

Table with 6 columns and 8 rows showing attendance for various members including Patti Berman, Claudia Oliveira, Tony Hoover, Wendell Blassingame, Michelle Duffie, Naira Harootunian, Rick Nordin, Shawn Smith, Ryan Afari, Lori Summers, Michael Delijani, Tyler Murphy, Melynda Choothesa, Pablo Fontoura, Kevin Dieterle, Wendy Celaya, Allen Gross, Eboney Pearson, Cody Nowak, Jim Sarratori, Jehan Reagan, Debby Zhou, James Wilde, and Vacancy.

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

Motion passed.

- ii. MOTION: The DLANC board moves to host a Reinventing DTLA Webinar tentatively scheduled for June 30th, 2021.

Purpose: A Webinar with five to seven panelists from different City Agencies, BIDs, and DTLA groups to talk about near-future plans for the reopening of DTLA. It will be held on June 30th unless it conflicts with any other regular meetings.

Motion: Claudia Oliveira

2nd: James Wilde

Table with 6 columns and 2 rows showing attendance for Patti Berman, Claudia Oliveira, Ryan Afari, Lori Summers, Allen Gross, and Eboney Pearson.

Tony Hoover	Yes	Michael Delijani	Absent	Cody Nowak	Yes
Wendell Blassingame	Yes	Tyler Murphy	Yes	Jim Sarratori	Yes
Michelle Duffie	Yes	Melynda Choothesa	Yes	Jehan Reagan	Yes
Naira Harootunian	Yes	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	N/A	Kevin Dieterle	Yes	James Wilde	Yes
Shawn Smith	Yes	Wendy Celaya	Yes	Vacancy	

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

Motion passed.

e. Treasurer's Report

Tony Hoover

i. MOTION: To approve the April 2021 MER.

Motion: Tony Hoover

2nd: Claudia Oliviera

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

Yes = 18, No = 0, Abs = 2, Rec = 0

Motion passed.

ii. MOTION: To approve the May 2021 MER.

Motion: Tony Hoover

2nd: Wendell Blassingame

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

Yes = 19, No = 0, Abs = 2, Rec = 0

Motion passed.

13. General Public Comment on Non-Agenda Items

14. Other Committee Comments and Announcements

- **Walking Tour with Officer Deon Joseph: Rick to set up.**
- **Livability Committee meeting soon: Debby**
- **Jim working on roles and responsibilities for exec committee and committee chairs, operating procedures.**
- **Govt Liaison open to members joining their committee: Jehan and Kevin**

15. Next Meeting - July 13, 2021

16. Adjourn

Rick Nordin adjourned the meeting at 8:23 PM.