



PLANNING AND LAND USE COMMITTEE MINUTES

Meeting Date: August 17, 2021

Meeting Time: 6:30pm

Meeting Location: Virtual Meeting

Contact: 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 at 6:37pm / Roll Call

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| Ryan Afari – Chair | Yes |
| Patti Berman | Yes |
| Michael Delijani | No |
| Jim Sarratori | Yes |
| Cody Nowak | Yes |
| Lori Summers | Yes |
| Reeyan Raynes | Yes |
| John Swartz | Yes |
| Simon Ha | No |
| Lauren Mishkind | No |
| Audrey von Ahrens | Yes |

2) Committee Member Introductions

3) Approve Minutes from 7/20/2021

Postponed until next month.

4) Report on last DLANC Board Meeting concerning items presented by PLUC.

5) Declarations of Ex Parte communications

6) 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. Pleasnote 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.)

7) 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.

8) New Business

- a) **Presentation by:** Nik Hlady
- Case Number:** ZA-2021-5039-CUB
- Project Location:** 650 S Spring St, Units R1 & R2

Project Description: A Conditional Use Permit to allow the off-site sale of beer, wine and distilled spirits in conjunction with an existing retail food market of 900 SF with take-out food service and 24 outdoor

convenience seats. No alcohol in seating area. Market open 24-hours,daily. Alcohol sales requested from 6am-2am, daily.

Project Requests: Motion to support the request for the sale and service of beer, wine and distilled spirits for off-site consumption.

Recommended action: Presentation postponed to next month.

- b) **Presentation by:** Jack Berberian and DK Marikian owners of Garo's Deli
- Case Number:** ZA-2021-1985-CUB
- Project Location:** 658 S Broadway GL106 Los Angeles, CA 90014

Project Description:

Asking for a Support Letter from DLANC for a Conditional Use Permit for the sale of beer and wine for a Deli/Market with packaged goods for consumption off-site premises.

Project Request: See above.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2021-1985-CUB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Audrey von Ahrens

Seconded by: Reeyan Raynes

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

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

OUTCOME: Motion Passes

- c) **Presentation by:** Crystal Villalpando
- Case Number:** ZA-2021-555-MPA; ZA-2021-1439-MPA
- Project Location:** 1027 Wilshire Blvd
New Ground Floor Restaurant and Cafe

Project Description:

ZA-2021-555-MPA: A Master Plan Approval to permit the on-site sales and consumption of a full line of alcoholic beverages in conjunction with an approximately 7,161 square foot ground floor restaurant, which includes 5,031 square feet of indoor area and 2,130 square feet of outdoor area.

ZA-2021-1439-MPA: A Master Plan Approval to permit the on & off-site sales and consumption of a full line

of alcoholic beverages in conjunction with an approximately 2,267 square foot ground floor café, which includes 1,223 square feet of indoor area and 1,044 square feet of outdoor area.

Project Requests: Master Plan Approvals pursuant to approved Case No. ZA-2019-7504-MCUP

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2021-555-MPA; ZA-2021-1439-MPA. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) ground floor retains transparency at all times to allow for eyes on the street and pedestrian safety.

Presented by: Reeyan Raynes

Seconded by: Patti Berman

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

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

OUTCOME: Motion Passes

d) **Presentation by:** Dana Sayles/Jason Friedman, Owner’s Representative and Greg Bucilla, Architect

Case Number: DIR-2020-3656-SPR

Project Location: 1130 Hope Street

Project Description: The new construction, use, and maintenance of an 8-story 46,741 SF hotel, consisting of 112 guest rooms, and 528 SF of ground-floor retail space, with 2 on-site parking spaces and 21 off-site parking spaces.

Project Requests: Site Plan Review (SPR), pursuant to LAMC 16.05, to permit the new construction of an 8-story 112-guest room hotel with 528 square feet of ground-floor retail uses.

Recommended action: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. DIR-2020-3656-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) Applicant will explore options to finesse the landscape design (d) Applicant will explore options to finesse the ground floor treatments.

Presented by: Reeyan Raynes

Seconded by: Ryan Afari

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

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

OUTCOME: Motion Passes

9) 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.)

10) Committee Member Comments and Announcements

11) Proposed delivery dates – Motions, Letters and Minutes 8/20/2021(12) Next Meeting(s) 9/21/2021 & 10/19/2021

13) Adjourn at 9:00pm.

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 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
- 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.