

CITY OF LOS ANGELES
CALIFORNIA

**DOWNTOWN LOS ANGELES
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DRAFT

**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE (PLUC)
VIRTUAL MEETING MINUTES**

Monday, September 21st, 2021 – 6:30 PM

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 must dial (669) 900-6833 then enter MEETING ID: 93339867646 and then press # to join the meeting or use the zoom login at <https://zoom.us/j/93339867646> Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

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 6:38pm /Roll Call

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

*John Swartz arrived at 7:00pm.

2) Committee Member Introductions

3) Approve Minutes from 7/20/2021

Presented by: Simon Ha

Seconded by: Patti Berman

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

Vote Count: Yes: 8, No: 0, Abstention: 1; Absent: 2, Recused: 0

OUTCOME: Motion Passes

Approve Minutes from 8/17/2021

Presented by: Jim Sarratori

Seconded by: Cody Nowak

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

Vote Count: Yes: 6, No: 0, Abstention: 2; Absent: 2, Recused: 0
OUTCOME: Motion Passes

- 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. 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.)
- 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 consumption 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: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2021-5039-CUB. 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 Applicant explores options to pull retail shelves away from windows or incorporate lower shelves along windows to maintain sightlines from interior to exterior seating; (c) A minimum of one security guard is maintained onsite at all times of liquor sales; (d) Owner/Operator posts and enforces notice that outside tables are for customers only (e) Owner/Operator ensures outside tables are kept free and clear of litter cleaned and maintained at all hours.

Presented by: Audrey von Ahrens
Seconded by: Cody Nowak

Ryan Afari – Chair	Yes
Patti Berman	Yes
Michael Delijani	Absent
Jim Sarratori	Yes
Cody Nowak	Yes

Lori Summers	Yes
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Lauren Mishkind	Yes
Audrey von Ahrens	Yes

Vote Count: Yes: 10, No: 0, Abstention: 0; Absent: 1, Recused: 0

OUTCOME: Motion Passes

- b) **Presentation by:** Crystal Villalpando
Case Number: ZA-2021-7039-MPA
Project Location: 1027 Wilshire Blvd
New Ground Floor Restaurant and Cafe

Project Description:

A Master Plan Approval to permit the on-site sales and consumption of a full line of alcoholic beverages within an approximately 5,385 square foot private residential amenity space providing seating for 310 patrons and located on the rooftop of the approved mixed-use project.

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

Recommended action: None. Item postponed until next month.

- c) **Presentation by:** Sandra Robles
Case Number: ZA-2021-5050-CUB
Project Location: 221 W. 8th Street, Los Angeles, 90014
Chapman Market

Project Description: A Conditional Use Permit to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone. No exterior modifications are proposed. Hours of operation will remain from 8:00 a.m. to 2:00 a.m., Monday through Saturday, and from 9:00 a.m. to 2:00 a.m., Sunday.

Project Requests: Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to upgrade from beer and wine to the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone.

Recommended action: None. Applicant not present. Item postponed.

- 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 perspeaker 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

9/24/2021 12) Next Meeting(s) 10/19/2021 & 11/16/2021

13) Adjourn

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:

The public is requested to fill out a "Speaker Card" 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 comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

NOTICE TO PAID REPRESENTATIVES:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@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 members in advance of a meeting may be viewed on our website by clicking on the following link: www.dlanc.com, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the secretary, jim.sarratori@dlanc.com.

POSTING:

In compliance with Government Code section 54954.2(a), Neighborhood Council agendas are posted for public review at Palace Theatre, 630 S. Broadway and at 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/government/subscribe-agendasnotifications/neighborhood-councils>

RECONSIDERATION AND GRIEVANCE PROCESS:

For information on the DLANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the DLANC Bylaws. The Bylaws are available at our Board meetings and our website www.dlanc.com.

DISABILITY POLICY:

The Downtown Los Angeles Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability.

Upon request, the Downtown Los Angeles Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551 or email NCSupport@lacity.org.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats, 1994, Ch. 923, Sec. 159. Effective January 1, 1995.) Every person who, without authority of law willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

SERVICIOS DE TRADUCCION:

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte NCSupport@lacity.org