



# PLANNING AND LAND USE COMMITTEE AGENDA

**Meeting Date:** November 16, 2021

**Meeting Time:** 6:30pm

**Meeting Location:** Virtual Meeting

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

## VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, this Downtown Los Angeles Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option

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

Ryan Afari – Chair	
Patti Berman	
Tyler Murphy	
Jim Sarratori	
Cody Nowak	
Lori Summers	
Reeyan Raynes	
John Swartz	
Simon Ha	
Lauren Mishkind	
Audrey von Ahrens	

- 2) Committee Member Introductions
- 3) Approve Minutes from 10/19/2021
- 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:** Tyler Bibbins  
**Case Number:** ZA 2021-3891PAB  
**Project Location:** 100 S. Grand Avenue, Los Angeles, CA 90012

**Project Description:** 305-key hotel, part of the previously approved mixed use project known as the Grand, which also includes housing with 20% affordable units as well as retail and restaurants. For the Hotel locations of alcohol service, in addition to guest room mini-bars, hotel locations where alcohol service would be permitted include:

Level 8 includes 15,168 sq. ft. consisting of a 4,868 sq. ft. Ballroom with 400 seats; 6,378 sq. ft. of meeting and pre-function space with 78 seats; 2,339 sq. ft. terrace; 1,583 sq. ft. kitchen

Level 10 includes 21,097 sq. ft. of dining, terrace and kitchen space with 541 seats.

**Project Requests:** Pursuant to a previously approved Master Conditional Use Permit, under LAMC Section 12.24 M, a plan approval to allow the sale, dispensing and on-site consumption of a full line of alcoholic beverages in conjunction with a hotel and related accessory uses, including but not limited to: Restaurants, bars/lounges, self-service at guest rooms, pool deck, outdoor areas, meeting rooms, ballrooms and spa.

**Recommended action:** To be determined.

- b) **Presentation by:** Jim Ries  
**Case Number:** No. ZA-2021-7039-MPA  
**Project Location:** 1027 Wilshire Blvd.

**Project Description:** A Main 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:** P Main Plan Approval pursuant to approved Case No. ZA-2019-7504-MCUP

**Recommended action:** To be determined.

- c) **Presentation by:** Valerie Sacks  
**Case Number:** ZA-2021-7592-CUB  
**Project Location:** 255 S Grand Ave

**Project Description:** The request is for a Conditional Use Permit (“CUB”) to allow the Applicant, Chipotle Mexican Grill (“Applicant” or “Chipotle”), to serve alcoholic beverages for on-site consumption pursuant to a type 47 ABC license at its forthcoming restaurant located at 255 S Grand Ave (Site) in the Bunker Hill area of Downtown Los Angeles. As a practical matter, the Applicant will start out with a type 41 ABC license (beer and wine on-site) and will only serve beer. However, Chipotle seeks the right to serve beer and margaritas pursuant to a type 47 ABC license in the event they choose to upgrade the license type at some point in the future. Therefore, the request herein is for a CUB for a full line of alcohol at a 59-seat, 4086 s.f. restaurant (29 seats in the 2436 sf interior and 30 seats on a 1650 sf on-site patio). The requested hours of operation are 9 am to 11 pm daily.

**Project Requests:** The request herein is for a CUB for a full line of alcohol at a 59-seat, 4086 s.f. restaurant (29 seats in the 2436 sf interior and 30 seats on a 1650 sf on-site patio). The requested hours of operation are 9 am to 11 pm daily.

**Recommended action:** To be determined.

- 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 11/20/2021
- 12) Next Meeting(s) 12/21/2021 & 1/18/2022
- 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](mailto:ethics@lacity.org)/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](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/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](http://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](mailto: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](mailto:NCsupport@lacity.org)