

CITY OF LOS ANGELES  
CALIFORNIA



**PLANNING & LAND USE COMMITTEE**

RYAN AFARI  
CHAIR

AUDREY VON AHRENS  
PATTI BERMAN  
SIMON HA  
TONJA BOYKIN  
TYLER MURPHY  
CODY NOWAK  
REEYAN RAYNES  
JIM SARRATORI  
LORI SUMMERS  
JOHN SWARTZ



WWW.DLANC.COM

EMAIL: [DLANC@EMPOWERLA.ORG](mailto:DLANC@EMPOWERLA.ORG)

**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE  
VIRTUAL MEETING MINUTES DRAFT**

Tuesday January 18, 2022 – 6:30 PM

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

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 must dial (669) 900-6833 then enter MEETING ID: 933 3986 7646 and then press # to join the meeting or use the zoom login at <https://zoom.us/j/93339867646>

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

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.

# PLANNING & LAND USE COMMITTEE

## VIRTUAL MEETING MINUTES

January 18, 2022

1. Call to Order 6:34pm / Roll Call

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Lori Summers	No
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Tonja Boykin	No
Audrey von Ahrens	Yes

2. Committee Member Introductions

3. Approve Minutes from 11/16/2021

**Presented by:** Reeyan Raynes

**Seconded by:** Patti Berman

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Abstain
Cody Nowak	Abstain
Lori Summers	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Tonja Boykin	Absent
Audrey von Ahrens	Yes

**Vote Count:** Yes: 7; 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.

**PLANNING & LAND USE COMMITTEE**

**VIRTUAL MEETING MINUTES**

January 18, 2022

8. Old Business

- a. Discussion and possible action concerning the submission of a CIS for CF 21-1019 – Civic Center Properties / Affordable Housing / City Facilities Consolidation / Civic Center Master Development Plan / Request for Information (RFI)

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a CIS for CF 21-1019 and additionally, DLANC request the City and relevant departments incorporate more mixed income and multi-family housing into the Master Plan; however, DLANC is against any measure that would oppose or delay the implementation of the Master Plan.

**Presented by:** Reeyan Raynes

**Seconded by:** Jim Sarratori

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Lori Summers	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Abstain
Tonja Boykin	Absent
Audrey von Ahrens	Yes

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

**OUTCOME:** Motion Passes

9. New Business

- a. **Presentation by:** Katherine Casey

**Case Number:** CPC-2018-2853-TDR-MCUP-CU-DD-SPR / VTT-82178

**Project Location:** 1101-1115 S. Hill Street and 206-210 W. 11th Street, Los Angeles 90015

**Project Description:** 40-story, 520-foot high-rise mixed-use hotel, residential condominium and commercial development. 319 Residential Condominium Units (Levels 14 - 38). 160 Transient Occupancy Residential Structure (“TORS”) / (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less) (Levels 6 – 13).

Ground Floor Commercial (2 Restaurants – 3,429 square feet). 436 Automobile Parking Spaces:

3 Above-Grade Levels of Automated Parking

1 Below Grade Level of Stacker and Overhead Lift Parking w/Valet

130 Electric Vehicle Ready (EVR) Parking Spaces including 43 Electric Vehicle Charging Stations. 347 Bicycle Parking Spaces (291 Long Term / 56 Short Term)

**Project Requests:**

- 1. **Per LAMC Section 14.5.6.(B), a Transfer of Floor Area Rights (“TFAR”) of Greater than 50,000 Square Feet from the Los Angeles Convention Center (“Donor Site”) to allow an increase of up to 327,487 square feet of floor area for a total of 491,977 square feet of floor area (11.34:1 FAR) in lieu of the maximum permitted 6:1 FAR.**

# PLANNING & LAND USE COMMITTEE

## VIRTUAL MEETING MINUTES

January 18, 2022

2. **Per LAMC Section 12.24.W.24.(e), a Conditional Use Permit** to allow the proposed 160 TORS units (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less) in the C2 Zone.
3. **Per LAMC Section 12.24.S, as part of the Conditional Use Permit approval for TORS,** to allow a 20% reduction in the required automobile parking for the TORS units (prior to accounting for parking reductions from bicycle credits);
4. **Per LAMC Section 12.21.G.3.(a)(2), a Director’s Decision** to allow a 10 percent increase in the qualifying area of recreation rooms (indoor open space) for a maximum 35 percent of the total required usable open space;
5. **Per LAMC Section 12.24.W.1., a Master Conditional Use Permit** to allow the on-site sales and dispensing of a full line of alcohol in conjunction with the operation of a proposed TORS units (dwelling units with kitchens, operating as a commercial hotel with occupancy for 30 days or less) and ground floor restaurants.
6. **Per LAMC Section 16.05,** approval of **Site Plan Review.**
7. **Per LAMC Section 17.15 a Vesting Tentative Tract Map (VTT-82178) to subdivide the Project Site into** one Master Ground Lot and nine Airspace Lots for residential and commercial condominium purposes, including the following:
  - Required 2-foot wide dedication on 11th Street proposed to be limited to a maximum height of 15 feet above sidewalk grade and 10 feet below sidewalk grade;
  - Required 3-foot wide easement on 11th Street proposed to be limited to a maximum height of 15 feet above sidewalk grade and 5 feet below sidewalk grade;
  - Required 20-foot radius corner cut dedication at Hill Street and 11th Street proposed to be limited to a maximum height of 15 feet above sidewalk grade and 10 feet below sidewalk grade.
8. The Applicant also requests that the proposed haul route be approved concurrent with the Vesting Tentative Tract Map.
9. In addition, and pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, excavation, shoring, grading, foundation and haul route.

**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. CPC-2018-2853-TDR-MCUP-CU-DD-SPR / VTT-82178. 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) storefronts of ground-floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) Owner/Operator will come back and present to PLUC should owner/operator change; (e) 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; (f) request that applicant explores and implements accommodations for designated rideshare drop-off/pick-up and loading zones on site in lieu of less parking; (g) request that applicant explores options to reduce height of parking podium.

**Presented by:** Audrey von Ahrens

**Seconded by:** Simon Ha

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes

**PLANNING & LAND USE COMMITTEE**

**VIRTUAL MEETING MINUTES**

January 18, 2022

Lori Summers	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Tonja Boykin	Absent
Audrey von Ahrens	Yes

**Vote Count:** Yes: 9; No: 0; Abstention: 0; Absent: 2; Recused: 0

**OUTCOME:** Motion Passes

- b. **Presentation by:** Crystal Villalpando  
**Case Number:** Case No. ZA-2021-7039-MPA  
**Project Location:** 1027 Wilshire Blvd.  
**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:** Project postponed.

- c. Discussion and possible action concerning the submission of a CIS for CF 22-0240-S1 – A request for a cannabis store in a Plan area that has reached Undue Concentration

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit a CIS to oppose CF 22-0240-S1 due to the location, oversaturation, as well as the lack of good-faith effort to consult with the community given the ample opportunity afforded the applicant. Additionally, DLANC will not support any applicants that do not present their project to PLUC/DLANC as representatives of the community.

**Presented by:** Patti Berman  
**Seconded by:** Reeyan Raynes

Ryan Afari – Chair	Yes
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Yes
Lori Summers	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Yes
Tonja Boykin	Absent
Audrey von Ahrens	Yes

**Vote Count:** Yes: 9; No: 0; Abstention: 0; Absent: 2; Recused: 0

**OUTCOME:** Motion Passes

## **PLANNING & LAND USE COMMITTEE**

### **VIRTUAL MEETING MINUTES**

January 18, 2022

10. 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.)
11. Committee Member Comments and Announcements
12. Proposed delivery dates – Motions, Letters and Minutes 02/01/2022
13. Next Meeting(s) 02/15/2022 and 03/15/2022
14. Adjourn at 9pm

# PLANNING & LAND USE COMMITTEE

## VIRTUAL MEETING MINUTES

January 18, 2022

**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).*