

CITY OF LOS ANGELES
CALIFORNIA



**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
OFFICERS**

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VICE PRESIDENT OF ADMINISTRATION

ANGELA DELEON
VICE PRESIDENT OF
COMMUNICATION & OUTREACH

JIMSARRATORI
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TONY HOOVER
TREASURER

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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
BOARD OF DIRECTORS**

MEETING MINUTES - FINAL

Tuesday, February 8th, 2022 – 6:30 PM

Contact: claudia.oliveira@dlanc.com for more information

1. Call to Order/Roll Call

Claudia Oliveira called the meeting to order with quorum at 6:37 PM.

Patti Berman	Here	Ryan Afari	Here	Allen Gross	Here
Claudia Oliveira	Here	Fashion Resident - Vacant	n/a	Social Service Provider - Vacant	n/a
Tony Hoover	Here	Samir Bitar	Here	Cody Nowak	Here
Wendell Blassingame	Here	Melynda Choothesa	Here, via alternate Ian Asbury at 8:28 PM	Jim Sarratori	Here
Michelle Duffie	Here	Tyler Murphy	Here	Jehan Reagan	Absent
Naira Harootunian	Yes, via alternate Jon Schwartz	Pablo Fontoura	Here	Debby Zhou	Here
Rick Nordin	Here	Kevin Dieterle	Here	James Wilde	Here

Wendy Celaya	Here	Central City Business - Vacant	n/a, Damion Wagner voted in later.	Angela DeLeon	Here
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2. General Public Comment on Non-Agenda Items

The public is requested to 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. Press *6 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.).

3. Declaration of Ex-Parte Communications

4. Announcement & Selection of Vacant Seats

a. Selection of Central City East Business

i. Damion Wagner is running for the seat

Patti Berman	Y	Ryan Afari	Y	Allen Gross	Y
Claudia Oliveira	Abst	Fashion Resident - Vacant		Social Service Provider - Vacant	
Tony Hoover	Y	Samir Bitar	Y	Cody Nowak	A
Wendell Blassingame	Y	Melynda Choothesa	A	Jim Sarratori	Y
Michelle Duffie	Y	Tyler Murphy	Y	Jehan Reagan	A
Naira Harootunian	A	Pablo Fontoura	Y	Debby Zhou	Y
Rick Nordin	Y	Kevin Dieterle	Y	James Wilde	Y
Wendy Celaya	Y	Central City Business - Vacant		Angela DeLeon	Y

Motioned passed. 16 Yes, 1 Abstain, 4 Absent.

b. Announcement of Fashion District Resident Seat and Social Service Provider Seat vacancies

5. Speakers

a. City/County/State/Federal elected officials or representatives.

- i. **Mario Betanco – Field Representative works for Hilda Solia County District #1 and is our new representative now that DLANC is in the newly formed district boundaries.**
- ii. **Jose Galdamez – Rep with Dept of Neighborhood Empowerment. Empowerla.org DLANC page, check board member training expiration dates. Also check the monthly report issued by the city. Submit bylaw changes before April 1st. Standing rules the board can change anytime.**

b.LADOT - Scooters/Special Operations Zone (SOZ)

- i. **Downtown LA Dockless Parking Analysis. Looking at special operation zone in Venice and Hollywood. LADOT GIS Team assigned to do an analysis and where best to park them.**
- ii. <https://storymaps.arcgis.com/stories/ff84d96bfca9427f91182f8f0c4d0a3d>
- iii. **Refer to Items #10.A.ii for CIS**

c.LADOT - Protected bike lane project on 3rd St from Main St to Alameda St.

- i. **Tam Nguyen from LADOT. Claudia to connect her with Tom Grode about Umea project**

d.Presentation from TreePeople Water Talks.

- i. <https://watertalks.la/>
- ii. **Claudia to connect Tom Grode and Rick Nordin to Peter Massey with Tree People.**

e.Liaisons Reports - Open liaison positions: FilmLA Liaison, LLANC, Purposeful Aging, Data, DWP MOU, Plan Check, Budget Representative.

6. Minutes

a.Approval of the [01/11/22](#) Board Meeting Minutes

Motion: Claudia Oliveira

2nd: Jim Sarratori

Patti Berman	Yes	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Yes	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes

Wendy Celaya	Yes	Central City Business - Vacant	Yes	Angela DeLeon	Yes
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Yes =17, No =0, Abs =1, Rec =0

Motion passed.

7. President's Report

8. Consent Calendar

- a.Approval of Matt Liuzzo as Angela DeLeon's Alternate, John Swartz as Naira Harootunian's Alternate, and Ian Asbury as Melynda Choothesa's alternate.

Claudia Oliveira moved to this item at 8:19 PM. Consent Calendars do not require motions or seconds.

Patti Berman	Yes	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Yes	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Central City Business - Vacant		Angela DeLeon	Yes

Yes =16, No =0, Abs =1, Rec =0

Consent Calendar passed.

9. Old Business - None

10. New Business (all items subject to discussion and possible action).

a.Livability:

- i. Discussion & Possible Action to [submit a letter](#) on Street Takeovers & Racing to LAPD, Council District 9, and Council District 14

- **Wendell Blassingame motioned to approved a.i. and Jim Sarratori seconded.**

- Pablo Fontura motioned to amend that the statement regarding overtime funding be taken out. Kevin Dieterle seconded.
- Debby Zhou suggested that she bring this back to the committee and work on the language and vote on the item next month. Mr. Fontura and Mr. Dieterle agreed to retract their amendment, and the motion was tabled and sent back to committee.

Debby Zhou moved to approve items 3, 4, and 5. Wendell Blassingame seconded.

Vote on 3, 4, 5:

Patti Berman	Yes	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Yes, ALT	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Absent	Jehan Reagan	Absent
Naira Harootunian	Yes, ALT	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Damion Wagner	Yes	Angela DeLeon	Yes

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

Motion passed.

- ii. Discussion & Possible Action to [submit a letter](#) to LADOT, on the creation of an E-Scooter Special Operations Zone (SOZ) in DTLA

Livability Vote Count: Y(4), N(0), A (0), Absent (2)

Claudia Oliveria moved this item up at 7:51.

Motion: Debby Zhou

2nd: Rick Nordin

Patti Berman	Abstain	Ryan Afari	Yes	Allen Gross	Absent
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent

Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Absent	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Central City Business - Vacant		Angela DeLeon	Yes

Yes =13, No =0, Abs =2, Rec =0

- iii. Discussion & Possible Action to submit a CIS in **support** of [CF 20-1536](#) - Sidewalk and Transit Amenities Program (STAP) / Public Engagement / Request for Proposals

Livability Vote Count: Y(4), N(0), A (0), Absent (2)

- iv. Discussion & Possible Action to submit a CIS in **support** of [CF 21-1467](#) - Passive Recreation / Open Space / Los Angeles Department of Water and Power Property Conversion / Park Equity / Executive Directive No. 31

Livability Vote Count: Y(4), N(0), A (0), Absent (2)

- v. Discussion & Possible Action to submit a CIS in **support** of [CF 21-1469](#) - Sidewalk Maintenance and Repair Program / Curb Cuts / Backlog / Mobility / Safety

Livability Vote Count: Y(4), N(0), A (0), Absent (2)

b.Planning and Land Use: (All Items are for Discussion & Possible Action)

- i. Discussion & Possible Action to submit a CIS in **support** of [CF 21-1079](#) – Civic Center Properties / Affordable Housing / City Facilities Consolidation / Civic Center Master Development Plan / Request for Information (RFI)

MOTION: “The Planning and Land Use Committee recommends that DLANC submit a CIS in support of 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.”

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

Ryan Afari recused himself from 660 South Broadway, item ii.

Jim Sarratori motioned to approve i and iii. Patti Berman seconded.

Motion to approve items i and iii:

Patti Berman	Yes	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Absent	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Damion Wagner	Yes	Angela DeLeon	Yes

Yes =16, No =0, Abs =1, Rec =0

Motion passed.

- ii. Discussion & Possible Action to submit a CIS **against** [CF 22-0420-S1](#) – 660 South Broadway / Retail / Social Equity Program (SEP) / Cannabis

Project Location: 660 S Broadway, Los Angeles, CA 90014

Item Description/Request: Determination of Public Convenience or Necessity, relative to the sale of cannabis at the location of 660 South Broadway

MOTION: “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.”

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

Motion: Patti Berman

2nd: Rick Nordin

Patti Berman	Yes	Ryan Afari	Recused	Allen Gross	Yes
Claudia Oliveira	Abstain	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Abstain	Tyler Murphy	Absent	Jehan Reagan	Absent

Naira Harootunian	Absent	Pablo Fontoura	Abstain	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Abstain	James Wilde	Yes
Wendy Celaya	Yes	Damion Wagner	Yes	Angela DeLeon	Yes

Yes =12, No =0, Abs =4, Rec =1

Motion passed.

iii. **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

Item Description/Request: 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).

- **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.
- **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.
- **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);
- **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;
- **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.
- **Per LAMC Section 16.05, Approval of Site Plan Review.**
- **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.
- The Applicant also requests that the proposed haul route be approved concurrent

with the Vesting Tentative Tract Map.

- 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.

MOTION: “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.”

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

c. Government Liaison - None

d. Outreach:

- Discussion & Possible Action to approve a sponsorship of a Movie night Series at Spring Street Park in Spring/Summer 2022

MOTION: To approve a sponsorship of a movie series in Spring/Summer at Spring street park 2022

Outreach Vote Count: Y(5), N(0), A (0), Absent (0)

Motion: Angela Deleon

2nd: Wendell Blassingame

Patti Berman	Yes	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	N/A	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Absent	Jehan Reagan	Absent

Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Damion Wagner	Yes	Angela DeLeon	Yes

Yes =16, No =0, Abs =1, Rec =0

Motion passed.

- ii. Discussion & Possible Action to approve an expenditure not to exceed \$1,000 for cinema events operations for a series of movie nights on Spring/Summer 2022 Monies to come from the Outreach Budget

MOTION: To approve an expenditure not to exceed \$1,000 for cinema events operations. monies to come from the outreach budget.

Outreach Vote Count: Y(5), N(0), A (0), Absent (0)

Motion: Angela Deleon

2nd: Wendell Blassingame

Patti Berman	Absent	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	N/A	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blassingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Absent	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Yes
Wendy Celaya	Yes	Central City Business - Vacant - Damian	N/A	Angela DeLeon	Yes

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

Motion passed.

11. Treasurer's Items

- a. Status update on the budget.
- b. Status update on office lease/license agreement

Tony Hoover stated that he was displeased with how the city clerk has handled this item.

- c. Discussion and possible action on the December 2021 MERS

MOTION: To approve the [December MERS](#)

Motion: Tony Hoover

2nd: Wendell Blasingame

Patti Berman	Absent	Ryan Afari	Yes	Allen Gross	Yes
Claudia Oliveira	N/A	Fashion Resident - Vacant	Absent	Social Service Provider - Vacant	Absent
Tony Hoover	Yes	Samir Bitar	Yes	Cody Nowak	Absent
Wendell Blasingame	Yes	Melynda Choothesa	Absent	Jim Sarratori	Yes
Michelle Duffie	Yes	Tyler Murphy	Yes	Jehan Reagan	Absent
Naira Harootunian	Absent	Pablo Fontoura	Yes	Debby Zhou	Yes
Rick Nordin	Yes	Kevin Dieterle	Yes	James Wilde	Absent
Wendy Celaya	Yes	Central City Business - Vacant	N/A	Angela DeLeon	Yes

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

Motion passed.

d.Discussion and possible action on the January 2022 MERS

MOTION: To approve the January MERS.

Postponed because they were not able to generate the January MERS.

12. General Public Comment on Non-Agenda Items

13. Board Members and Committee Announcements.

14. Next Meeting March 8th, 2022

15. Adjourn

Claudia Oliveira adjourned the meeting at 9:53 PM.