

CITY OF LOS ANGELES

CALIFORNIA



PLANNING & LAND USE COMMITTEE

RYAN AFARI
CHAIR

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



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

Tuesday, July 19, 2022 – 6:30 PM

Contact: 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.

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
PLANNING & LAND USE COMMITTEE
Meeting Minutes - Tuesday, July 19, 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/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.*

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
 PLANNING & LAND USE COMMITTEE
 Meeting Minutes - Tuesday, July 19, 2022

1. Call to Order **at 6:32pm** / Roll Call

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

1.2 Committee Member Introductions

2. Approve Minutes from 6/2022

Presented by: Jim Sarratori

Seconded by: Samir Bitar

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

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

OUTCOME: Motion Passes

3. Report on last DLANC Board Meeting concerning items presented by PLUC.
4. Declarations of Ex Parte communications
5. 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.)
6. 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.

7. Old Business

8. New Business

Items 8a and 8b presented together:

- a. **Presentation by:** Josh Gruyer and Krisen Lonner
Case Number: CUB: ZA-2022-3088-PAB
Project Location: 100 S. Grand

Project Description: The tenant space is located on the 6th floor of the development currently under construction at 100 S. Grand Avenue. The request is a Plan Approval pursuant to Section 12.24 M of the LAMC for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant and bar. The Plan Approval has been filed in accordance with a Master CUB previously approved with the greater development project.

Project Requests: The request is a Plan Approval pursuant to Section 12.24 M of the LAMC for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant and bar. The Plan Approval has been filed in accordance with a Master CUB previously approved with the greater development project.

- b. **Presentation by:** Josh Gruyer and Krisen Lonner
Case Number: ZA-2022-4250-PAB
Project Location: 100 S Grand

Project Description: The tenant space is located on the ground floor of the development (corner of S. Grand Avenue and W. 1st Street) currently under construction at 100 S. Grand Avenue. The request is a Plan Approval pursuant to Section 12.24 M of the LAMC for the sale and dispensing of a full-line of alcoholic beverages for on-site and off-site consumption in conjunction with a restaurant and to-go marketplace. The Plan Approval has been filed in accordance with a Master CUB previously approved with the greater development project.

Project Requests: The request is a Plan Approval pursuant to Section 12.24 M of the LAMC for the sale and dispensing of a full-line of alcoholic beverages for on-site and off-site consumption in conjunction with a restaurant and to-go marketplace. The Plan Approval has been filed in accordance with a Master CUB previously approved with the greater development project.

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-2022-3088-PAB and ZA-2022-4250-PAB. Support is conditioned on the following: (a) Owner/Operator will come back and present to PLUC should owner/operator change; (b) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance; (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

Presented by: Reeyan Raynes
Seconded by: Patti Berman

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
 PLANNING & LAND USE COMMITTEE
 Meeting Minutes - Tuesday, July 19, 2022

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

***Cody recuses as part of the project team.**

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 3; Recused: 1
OUTCOME: Motion Passes

9. Discussion and possible action concerning Mills Act Program

Recommended action: The Planning and Land Use Committee recommends that the President of the Board or appointed person (by the President) attend the Cultural Heritage Committee Meeting on behalf of DLANC to request that the CHC withhold any formal action or adoption of the recommendations made in the 2022 Assessment Report of the Mills Act Historical Property Contract Program until adequate public hearings and community outreach has been conducted regarding amendments to the City's Mills Act program.

Presented by: Reeyan Raynes
Seconded by: Samir Bitar

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

Vote Count: Yes: 8; No: 0; Abstention: 0; Absent: 3; Recused: 0
OUTCOME: Motion Passes

10. Review of Broadway Theater District letter. No action taken.

*Patti Berman recuses from discussion due to role as President of BroadwayWest.

11. Update from DTLA 2040 working group

12. 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

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
PLANNING & LAND USE COMMITTEE
Meeting Minutes - Tuesday, July 19, 2022

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13. Committee Member Comments and Announcements
14. Proposed delivery dates – Motions, Letters and Minutes 8/1/2022
15. Next Meeting(s) 8/16/2022 and 9/20/2022
16. Adjournment at 7:38pm