

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  
PLANNING & LAND USE COMMITTEE  
VIRTUAL MEETING MINUTES - DRAFT**  
Tuesday, January 17, 2023 – 6:30 PM

**Contact:** ryan.afari@dlanc.com for more information

1. Call to Order / Roll Call

a. Meeting called to order at 6:35pm

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

1. Committee Member Introductions
2. Approve Minutes from 11/2022
  - a. **Reeyan motioned to approve the minutes, Tonja seconded.**
  - b. **Jim and Cody abstained.**
  - c. **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  
None
8. New Business

- a. Presentation by: Jessica Hencier

**Case Number:** 1. ZA-2022-8654-MPA and 2. ZA-2022-8013-MPA

**Project Location:** California Market Center, 900 S. Main Street, Los Angeles, CA 90015

**Project Description:**

1. Master Plan Approval to Case No. ZA-2021-9363-MCUP for the sales and/or dispensing of a full line of alcoholic beverages for one (1) on-site full line permit including takeout within indoor dining space (1,067 square feet) and the outdoor dining area (3,102 square feet) of Margot Natural Wine Bar and Restaurant including 130 patron seats (17 indoor and 113 outdoor seats).
2. Master Plan Approval to Case No. ZA-2021-9363-MCUP for the sales and/or dispensing of a full line of alcoholic beverages for one (1) on-site full line permit including takeout for the Front Bar (900 square feet) and Back Bar (1,508 square feet) of the Food Hall including the common indoor dining space (13,133 square feet) comprising 150 patron seats

**Project Requests:** 1. Master Plan approval for Alcohol. 2. Categorical Exemption from CEQA.

**Recommended action: To be Determined**

- **Jessica Hencier presented both items on behalf of Urban Space**
- **Jeremy Behmoaras explained Urban Space and specializes in Food Halls.**
- **Tyler motioned to approve the project. Jim seconded.**

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

- **Motion passed unanimously.**

b. Presentation by: Matthew Mello

**Case Number:** ZA-2007-1001-CUB-PA2

**Project Location:** 700 S GRAND AVE, LOS ANGELES, CA 90017

**Project Description:** Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for onsite and off-site consumption in conjunction with a 9,370 SF restaurant with 219 seats and 1,196 SF of patio space with 64 seats authorized from 6a-2a daily.

**Project Requests:** Pursuant to 12.24-M, a Plan Approval to modify plans & conditions from previous entitlement grant.

**Recommended action:** To be Determined

- **Presentation by Matthew Mello from FE Design for Bottega Louie**
- **Christopher Bollenbach is representing Bottega Louie**
- **Plan approval based on their previous plan approval to review old conditions and enshrine their requirements in perpetuity.**
- **Reeyan motioned to approve with standard conditions and adds a requirement that the owner investigate improvements to the valet service due to safety concerns with the bike lane. Samir seconded.**

Ryan Afari – Chair	Y
Patti Berman	Y
Tyler Murphy	Y
Jim Sarratori	Y

Cody Nowak	Y
Reeyan Raynes	Y
John Swartz	A
Simon Ha	A
Tonja Boykin	Y
Audrey von Ahrens	A
Samir Bitar	Y

- **Motion passed unanimously.**

c. Discussion and possible action on proposed amendments by the Department of City Planning on the Mills Act Contract Program.

- **Reeyan motioned to approve the letter as written. Samir seconded.**
- **Tyler abstained**

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

- **Motion passed.**

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 02/01/2023
12. Next Meeting(s) TBD
  
13. Adjournment

a. **Meeting adjourned at 7:41pm.**

**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.*

**CONSENT ITEMS:** *There will be no separate discussion of Consent items as they are considered routine and will be adopted by one motion. If a member of the Board, Committee, or a stakeholder requests discussion on a particular item, that item will be removed from Consent and considered separately. Such items will be moved to the end of the agenda.*

**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 Department of Recreation & Parks - Pershing Square Office, 532 S. Olive 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).*