

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
BOARD OF DIRECTORS
24 HR SPECIAL VIRTUAL MEETING
Monday, February 13th, 2023 – 6:30 PM

1. **Call to Order at 6:36 p.m.** by DLANC President Claudia Oliveira who provided instructions as to how to comment at the meeting. **Roll call** was taken and quorum was achieved with 14 board members. **Present were:** Claudia Oliveira, Robert Martinez, Scott Miller, Wendy Celaya, Ana Carril-Grumberg, Samir Bitar, Tyler Murphy, Christian Dittmer, Damion Wagner, Allen Gross, Leonel Aguilar, Jim Sarratori, Debby Zhou and Susan Powers (in place of James Wilde). Patti Berman arrived at 6:45 p.m.
2. **General Public Comment on Non-Agenda Items:** Tom Grode, a Skid Row Advocate invited everyone to the L.A. Art Show on February 16, 2023.
3. **Declaration of Ex-Parte Communications.** Claudia talked to Alexander Hall from Waymo and others on the items to come. Samir spoke to theater owners and others from the South Park Neighborhood Association on the Mills Act item.
4. **President's Report:** Claudia talked about the upcoming election and asked that board members seek out candidates who are inclusive and get as many people as possible for proper representation. The banners are up now with QR Codes for people to sign up. Ana suggested sending a letter to the Ambassador of Turkey based on the need for people to host families. Claudia asked Ana to remind her of this item at the end of the meeting during Board Member comment. She advised board members to be collaborative and thanked everyone for the good work they have been doing.

5. Speakers:

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

Serapia Kim, Central Area Rep. for Mayor Karen Bass's Office, highlighted the Mayor's efforts for homelessness. She declared an emergency on homelessness the day she took office and mobilized many city resources; she passed two directives: one for affordable housing and speeding up City permitting and the other was to launch Inside Safe Program. She just signed another executive order to use unused or under-used City owned land to build intermittent housing for the homeless. The State of CA just awarded the City with \$105 MM in grants to build 17 projects that will yield 1800 units in the City of L.A. HUD also awarded \$60 MM for the City and County to address homelessness. Since she launched these programs, 254 more people have moved into intermittent housing. The Mayor is building partnerships with different City departments and agencies. If you need to contact her: Serapia.kim@lacity.org.

- **Claudia** asked if the HUD money will translate to HUD housing? She pointed out that people who have HUD housing are unable to get jobs that pay at a higher level. She also asked about triage services being provided for the homeless. Serapia took the input and said she would work on partnerships with City Council districts and federal funding.
- **Ana** spoke about improving the procurement process for Mom & Pop and small businesses to apply for City contracts. Ana offered to help with this process. Serapia

said she would talk with AccessLA and the Employment Workforce Development Department.

- **Stakeholder Nick Leathers** wondered what Inside Safe areas, outside of Skid Row, would be addressed and when? She said they are working with different service providers for encampments of 30 – 50 people. She doesn't know when or how the different sites will be developed. She also talked about the Circle Team, which is composed of trained professionals to deal with non-emergency situations. Call the non-emergency # for LAPD for the Circle Team.

Christopher Antonelli gave a report from CD14. The Council Office has housing 30 individuals at 3rd and Main based on stakeholders' requests. He noted this is a dangerous area and that a young woman was murdered the weekend before they began their operation.

- **Allen Gross** asked how many murders have occurred in the downtown area in the last month. Christopher said in the last year, the Council office was able to secure over 2.5 MM in LAPD overtime for the District. He believes more than 5 people have been murdered.
- **Samir Bitar** asked for an update on the beautification project on S. Broadway. Christopher said right now, there are 39 planters installed on Broadway.

Jose Galdamez from the Department of Neighborhood Empowerment reported that all neighborhood councils will need to restore in-person meetings with a quorum of board members as of March 1st. There are trainings available online for this purpose. Regarding Zoom licenses, the Department previously paid \$200 for each license for a year, which is up as of May 2023. Requests for Zoom licenses need to be submitted prior to that time if NCs want to continue hybrid meetings. A new executive secretary, Eric Nunez, has been hired for DONE. He previously worked at LAPD in that capacity. Region 6 candidate filings is the 2/18th. (He didn't say what month. I'm assuming it is February). Apply through the DONE portal or the City Clerk's website under "Elections."

- **Jim** noted that DLANC hasn't had an office for two years. He asked what Jose recommends they do?
- **Jose** said the City Clerk needs to get an update on the status from their landlord so he recommends the DLANC find another location.
- **Jim** then asked about the deadline for in-person meetings and noted how difficult it will be for that to happen. Claudie pointed out Items on the agenda coming up that relate to this.

b. **Presentation by Alexander Hall from WAYMO:** Alexander is on the Public Affairs Team for WAYMO. They are an autonomous driving technology company which provides a safe, driverless pickup service like Uber and Lift. They are already active in Chandler, AZ and downtown Phoenix, but they are coming to L.A. He said 94% of crashes are related to human error. There are 50 MM deaths, worldwide, in driving accidents. He spoke about his company's experience, their # of simulated driving hour, and how they use artificial intelligence to make driving safer. The system uses lidar, radar and a vision system to navigate vehicles through traffic.

Samir asked about the Level of cars they employ. They employ Level 4 cars. Samir then asked what regulatory body would oversee their vehicles? Alexander said the CA Public Utilities Division and the DMV are the two agencies that they are constantly in touch with.

Claudia suggested he work with Jose to get signed up as a city vendor as it would be a great way to get stakeholders to the polls to vote.

c. Liaisons Reports

Nick Leathers, representing the PlanCheck NC Alliance gave his first report. PlanCheck just met on Feb. 11th and heard from City Planning about an al fresco outdoor dining hearing. They talked about a new ordinance to amend the Zoning Code for existing restaurants selling alcohol. There are new standards being developed that older restaurants will have to comply with. Also, AB2097, a bill taking away the minimum parking requirement for projects within a ½ mile of a major transit stop, and an overview of Senate Bill 411 by Senator Portantino which would allow NCs to continue meeting virtually.

www.planchecknc.com.

Reeyan Raynes spoke about the Pico Triangle Project and working with LAPD, LADOT, Council District 14 and area businesses to make it as safe as possible.

- d. **LLANC, Purposeful Aging, Data, DWP MOU, Budget Representative:** No Report.

6. Board Seats

- a. **Selection Area Wide Homeless Seat Vacancy:** (No applications)
- b. **Select Government Liaison Chair:** (Pablo and Leonel to co-chair). Robert Martinez said he is interested but needs mentorship. Vote tabled for next meeting.

(Board Member Leonel left the meeting at 8 p.m. bringing the quorum to 14.)

7. Minutes

(Sarratori/Martinez) moved approval of the February 1st, 2023 Board Directors Special Meeting Minutes. Motion approved with one abstention: Vote Count: Yes: (13); No: (0); Abstentions: (1) (Berman); Absent: (9); Recused: (0).

(Sarratori/Murphy) moved approval of the January 10th, 2023 Board Directors Meeting Minutes. Motion approved with one abstention: Vote Count: Yes: (13); No: (0); Abstentions: (1) (Berman); Absent: (9); Recused: (0).

(Sarratori/Carril-Grumberg) Approval of the December 13th, 2022 Board Directors Meeting Minutes. The motion carried unanimously. Yes: (14); No: (0); Abstentions: (0); Absent: (9); Recused: (0).

8. Consent Calendar - None

9. Old Business

- a. **Pico Triangle Update** – Debby Zhou presented a preliminary presentation on

what the money will be spend on for this project with comments by Reeyan. She presented a slide show on this project which converts an existing triangle median at Pico Blvd. and Olive Street into public plaza space with seating, greenery and public art. This is a transit corridor with ample foot traffic. DLANC is committing \$5,000 toward this. Total projected cost is \$38,182.00.

Robert Martinez asked if they are using a local artist for the mural as he would like to support the local community and could provide names of artists he knows. Reeyan said they would welcome the names of artists.

Susan asked if the furniture would be anchored down as it is a high crime area.

Wendy said that she would like to share this on social media. She suggested using artists from Piece by Piece which gives those in the homeless community an opportunity to contribute.

Nick Leathers offered his assistance and suggested planters as opposed to benches as it is very hot there.

Jens Midthun called this was a welcoming project.

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

a. PLUC :

(Sarratori/Berman) moved to vote on Items 10.a.i. and 10. a. ii. with one vote. The motion carried with no opposed and no abstentions. Vote Count: Yes: (14); No: (0); Abstentions: (0); Absent:(9); Recused: (0).

i. Case Number: ZA-2022-8654-MPA and ZA-2022-8013-MPA

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

Item Description/Request:

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).

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.

MOTION: "The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request in Planning Case No. ZA-2022-8654-MPA and ZA-2022-8013-MPA. Support is conditioned on the following a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during any construction; b) Applicant will ensure any temporary walkways covered due to any 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) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.”

ii. Case Number: ZA-2007-1001-CUB-PA2

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

Item Description/Request:

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.

MOTION: “The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2007-1001-CUB-PA2. Support is conditioned on the following a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during any construction; b) Applicant will ensure any temporary walkways covered due to any 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) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance; f) owner investigate improvements to the valet service due to safety concerns with the existing bike lane.”

Vote Count: Yes (13); No (0); Abstention: (0); Absent: (10) Recused: (0).

iii. MOTION: “The Planning and Land Use Committee recommends that DLANC submit the letter as presented on proposed amendments by the Department of City Planning on the Mills Act Contract Program.”

Claudia opened the discussion by saying she was approached by several board members who would like this letter sent back to committee to make changes.

Samir then gave an overview on the project saying that, right now, action is premature. City Planning will release a draft in February on the Mills Act Program. In March and April, the NCs will be allowed to weigh-in on whatever the City recommends, which is still unknown. **Reeyan** said he and Samir felt it was prudent to provide a high-level overview on points the City should consider with this letter to the City with initial comments.

(Murphy/Gross) moved to send the letter back to committee.

Robb MacMillan said he is a recipient of the Mills Act Historic Program and spoke about the need for it. He is a downtown developer and said getting rid of it would not be beneficial to anybody. This Act is underwritten by lenders and creates a beautiful presence in downtown.

Justin Weiss – Kennedy Wilson spoke about the issues that would happen with sunseting the Mills Act, which would kill the resale market and on ground floor commercial space in historic buildings. He said it invigorates the downtown core and without it would result in urban blight.

Michael Robleto, a realtor who specializes in mid Century architecture he said any rumblings about not renewing the Mills Act will turn buyers away or make them rethink their investments and hurt values downtown.

Mitch Carricart is a downtown resident and has been intimately part of the architectural renaissance as a sales agent for a condo developer in historic buildings. One of their main

incentives was the Mills Act, which made it affordable for them to live there. With interest rates and property rates higher, any changes to the Mills Act would be a detriment to the community that live downtown.

Claudia talked about condo owners who decide not to buy and become renters. She said the board should support helping those who want to become real estate owners.

Robert Martinez asked for clarification on the sunset clause. He feels it is cutting with a broad sword instead of a scalpel. He asked if the language could be engineered so people involved in projects would be protected during the timeframe remaining on their loan?

Samir responded to it with a summary of the existing program which he explained. He then talked about the proposed changes by the vendor.

Reeyan added that the letter supports and covers what everyone has stated as their concerns. He suggested that this item not be tabled, but instead keep in mind that further edits would be made after the City makes clear its position on the Mills Act.

Claudia reiterated that many members of the board asked to work on this letter, especially people with experience with the Mills Act and she feels they should be allowed to contribute.

Allen Gross talked about his work developing affordable housing, as well as developing historic downtown properties and he has serious concerns. He noted that everyone wants more affordable housing but there are a lot of proposed changes to the Mills Act and there could be consequences. He explained how it would be less expensive for developers to drywall as opposed to preserving historic elements and the way the changes are proposed, it would kill the protections. He said that if you don't provide an incentive for historic redevelopment, developers will do the cheapest type of construction in its place and encouraged Samir and Reeyan be open to allowing for further input on the letter.

Jim suggested stronger language that is more clear for the letter and asked that it be put to a vote. **Debby** agreed.

The motion carried with one abstention. Vote Count: Yes (13); No (0); Abstentions: (1 - Zhou). Absent: (10); Recused: (0)

(Leonel left the meeting at 8 p.m.)

Claudia then asked Samir and Reeyan to work with Jim and Allen. Patti added that those who want to edit the letter take notes at the Planning Committee meeting.

(Board member Patti Berman left the meeting at 8:33 p.m.).

- b. **Livability: (Zhou/Sarritori) moved to vote on Items 1, 3 & 4 with one vote. The motion carried unanimously. Vote Count: Yes (13); No (0); Abstentions: (0). Absent: (10); Recused: (0).**

i. **Discussion and possible action to submit a CIS in support of [CF 22-1485](#) – City-Owned Commercial Property / Los Angeles Mall / Van Nuys Civic Center / Braude Building / Parking Structures / Small Business Commercial Tenants / General Services Department Administered Lease Contracts / Rent Payments Waiver / Rent Reduction**

- iii. Discussion and possible action to submit a CIS in support of [CF 22-1573](#) Pavement Condition Index (PCI) / Poor or Fair Rated Streets / Repair / Fiscal Year 2022-23 / Funded / Council District 1 / Pavement Preservation Program / Bike Lane Acceleration and Safety (BLAST) Program
- iv. Discussion and possible action to submit a CIS in support of [CF 22-1569](#) - My LA 311 Service Requests / Open Case Status / Council District 1

Livability Vote Count: Y(13), No: (0), A (0), Absent () ; Recused (0)

ii. (Zhou/Sarritori) moved to submit a CIS with a [supplemental statement](#) in support if amended of [CF 22-1154](#) - IKE Smart City LLC / Installation and Maintenance / Interactive Kiosks. (Samir abstained). 12-0-1.

Livability Vote Count: Yes: (13), No: (0), Abstain: (1 – Samir), Absent (10); Recusals: (0)

c. **Government Liaison – No report. Still without a chair.**

d. **Outreach –** Claudia thanked Wendy for her work on this committee. (Celaya/Sarritori) moved to approve a **Wellness Day on Sunday, March 26th, 2023.**

(Board Member Samir Bitar left the meeting at 8:42 p.m.)

DONE Rep. Jose Galdamez pointed out that the quorum is 13 so, a vote cannot be taken. Debby added that, she too, has to leave. Claudia said if the meeting needs to adjourn, a Special Meeting will be scheduled.

(Samir returned to the meeting at 8:47 p.m.)

Outreach Vote: Yes: (13), No: (0), Abstain: (0), Absent (10); Recusals: (0)

e. **Rules & Selections: Tabled.**

- i. Discussion and Possible action to approve DLANC's rules, responsibilities, and operating procedures documents. Claudia said they would have to move fast into in-person meetings.

f. **Other Items**

- i. **Discussion and Possible Action to approve adding hybrid meetings as an option to comply with new regulations and laws that affect the Neighborhood Council Program. Venues like YMCA, FIDM, LA Central Library, City Hall, Deaton Civic Auditorium, Public Works Buildings, LADWP John Ferraro Building.**

Claudia explained that they would need to move fast once a location is chosen. Board members would need to appear in-person to meet the quorum to have a meeting. **Jose Galdamez** added that there are a few hybrid options where the public

could appear in-person or on Zoom. This is because the Governor has lifted the Covid restrictions.

Jim asked what could be done? Jose said he would work on seeing if any of those locations could be approved. Claudia said that she has asked Jose to reach out to Patti with her, Jim, Patti and Jose to get the City to follow the Charter requirements in helping NCs find a location for an office.

Claudia will be in Sacramento on Feb. 28th for the vote on Senator Portantino's emergency legislation which will allow NCs in the City to continue holding meetings on Zoom. She will try to get a meeting and will report back on any results that she gets.

Susan offered meeting space in her building in the southwest part of downtown. There would be a cost but it is an option.

- ii. Discussion and Possible Action to Submit a CIS in Favor of Council File [23-0002-S16: Tabled](#)
- iii. Discussion and Possible Action to Submit a CIS in Favor of Council File: [Tabled.](#)

11. Treasurer's Items:

- a. **Approve January 2023 MERS:** Tabled.
- b. **Approve December 2022 MERS: (Celaya/Sarritori) moved to approve the December MERS. The motion was approved unanimously. Yes: (13), No: (0), Abstain: (0), Absent (10); Recusals: (0).**

Voting were: Robert, Scott, Wendy, Ana, Samir, Tyler, Christian, Damian, Allan, Jim, Debby, Susan and Claudia.

12. General Public Comment on Non-Agenda Items: None.

13. Board Members and Committee Announcements. Claudia said she was glad that Nathan was having a baby as it puts everyone's problems in a new perspective.

14. Next Meeting March 14th, 2023

15. Adjourn: 9 p.m. due to loss of quorum.

- Minutes by Pat Kramer, Apple One -