

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**

Tuesday, February 21, 2023 – 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://us02web.zoom.us/j/84221873061>**

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.

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/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 Department of Recreation & Parks - Pershing Square Office, 532 S. Olive 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, February 21, 2023

1. Call to Order at 635pm / Roll Call

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

2. Committee Member Introductions

3. Approve Minutes from 01/2023

Presented by: Reeyan Raynes
Seconded by: Jim Sarratori

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

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 4; Recused: 0
OUTCOME: Motion Passes

4. Report on last DLANC Board Meeting concerning items presented by PLUC.

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
 PLANNING & LAND USE COMMITTEE
 Meeting Minutes - Tuesday, February 21, 2023

- 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.

8. Old Business

None

9. New Business

- a. **Presentation by:** Vicrim Chima

Case Number: ZA-2023-54-CUB-CUX

Project Location: 116 W 4th Street, Los Angeles, CA, 90013

Project Description:

The Continental Club is requesting the continued on-site sale and dispensing of a full- line of alcoholic beverages, live entertainment, and patron dancing. The Continental Club is 5,760 square feet with 165 indoor seats. Hours of operation requested from 10:00 a.m. to 2:00 a.m., daily.

Project Requests: Motion to support the request for the new entitlement allowing the continued sale of alcohol on-site, live entertainment and patron dancing.

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-2023-54-CUB-CUX. Support is conditioned on the following a) Owner/Operator will come back and present to PLUC should owner/operator change.

Presented by: Audrey von Ahrens

Seconded by: Samir Bitar

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Absent

Tonja Boykin	Absent
Audrey von Ahrens	Yes
Samir Bitar	Yes

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 4; Recused: 0
OUTCOME: Motion Passes

b. **Presentation by:** Marcos Velayos

Case Number: DIR-2022-7374-SPP-SPPA-WDI

Project Location: 130 S. Olive Street, Los Angeles, CA 90012

Project Description: New construction of a (112.6-FT), approximately 78,347-SF performing arts educational building and a 6,946-SF public plaza located on the northeast corner of the intersection of Second (2nd) Street and Hill Street in the Bunker Hill Specific Plan (BHSP).

Project Requests:

1. **Specific Plan Project Permit Compliance (SPP)**, per LAMC Section 11.5.7 and Bunker Hill Specific Plan (BHSP) 6.B, to allow: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP).
2. **Project Permit Adjustment (SPPA)**, per LAMC Section 11.5.7.E, for relief from the BHSP Section 8.B “Retail Streets” supplemental urban design standards on Olive, Hill, and 2nd Streets for the design and construction of a proposed performing arts educational building and institutional use. Specifically, the Applicant requests the following:
 - a. Relief from BHSP Section 8.B.2 requiring Olive, Hill, and 2nd Street (designated as Retail Streets) requiring active ground-floor frontages totaling 50%, 75%, 75%, respectively;
 - b. Relief from Downton Design Guide Section 3 Table 3-2, to permit a building setback of approximately 45 feet along a portion of Hill Street; and,
 - c. Relief from Downton Design Guide Section 3.A.1 and Downtown Street Standards to permit a 0-foot sidewalk easement along the 2nd Street right- of-way.
3. **Waiver of Dedication & Improvements (WDI)**, per LAMC Section 12.37 et. seq., for a potential five-foot dedication and associated improvements on the Second (2nd) Street right-of-way (ROW) abutting the southwesterly edge of the project site.

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. DIR-2022-7374-SPP-SPPA-WDI. 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) ground floor windows will retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking.

Presented by: Pattti Berman
Seconded by: Tyler Murphy

Amendment: The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. DIR-2022-7374-SPP-SPPA-WDI. 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) ground floor windows will retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) request that applicant explores accommodated designated rideshare drop-off/pick-up and loading zone on site in lieu of no parking. Additionally, the following are strongly recommended: (a) Applicant rework the design of the Hill Street elevation and proposed concrete wall to increase transparency to allow for eyes on the street and incorporate lighting onto the sidewalk as well as finesse the design of the north elevation to increase transparency at ground floor and increase lighting at the street level for pedestrian safety; (b) the Applicant work with LADOT and Bureau of Engineering to accommodate rideshare drop off on Olive and Hill.

Presented by: Reeyan Raynes
Seconded by: Audrey von Ahrens

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

Vote Count: Yes: 5; No: 2; Abstention: 2; Absent: 4; Recused: 0
OUTCOME: Motion Passes

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

Recommended Action: The Planning and Land Use Committee recommends the letter with proposed amendments by the Department of City Planning on the Mills Act Contract Program is sent back to working group to finalize with additional modifications and return to PLUC for review at a special meeting.

Presented by: Samir Bitar
Seconded by: Jim Sarratori

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
 PLANNING & LAND USE COMMITTEE
 Meeting Minutes - Tuesday, February 21, 2023

Jim Sarratori	Yes
Cody Nowak	Absent
Reeyan Raynes	Yes
John Swartz	Yes
Simon Ha	Absent
Tonja Boykin	Absent
Audrey von Ahrens	Yes
Samir Bitar	Yes

Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 4; Recused: 0
OUTCOME: Motion Passes

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 03/01/2023.
13. Next Meeting(s) 3/21/2023, 4/18/2023
14. Adjournment at 8:46pm