

# 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

WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

## Special Meeting of the Planning and Land Use Committee MINUTES

691 Mill Street Los  
Angeles, CA 90021  
Tuesday April 18, 2023  
6:30 PM

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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)

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 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 comment is limited to two (2) minutes per speaker, unless adjusted by the presiding officer of the Board.

**CALL TO ORDER AT 6:36PM AND COMMITTEE ROLL CALL**

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

1. Committee Member Introductions
2. Approve Minutes from 02/2023

**Presented by:** Reeyan Raynes  
**Seconded by:** Tonja Boykin  
 Approved by affirmation

Approve Minutes from 02/2023 SP

**Presented by:** Reeyan Raynes  
**Seconded by:** Samir Bitar  
 Approved by affirmation

3. Report on last DLANC Board Meeting concerning items presented by PLUC.
4. Declarations of Ex Parte communications
5. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Committee’s subject matter jurisdiction. 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:** Vicrim Chima

**Case Number:** ZA-2023-2164-CUB-CUX

**Project Location:** 110 E 6th Street, Los Angeles, CA, 90014

**Project Description:** The Association is an operating bar/lounge requesting the continued on-site sale and dispensing of a full line of alcoholic beverages, live entertainment, and patron dancing. The Association is 2,343 square feet with 102 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-2023-2164-CUB-CUX. Support is conditioned on the following: (a) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (b) Owner/Operator will come back and present to PLUC should owner/operator change;(c) Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

**Presented by:** Reeyan Raynes

**Seconded by:** Tyler Murphy

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Absent
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: 0; Absent: 4; Recused: 0

**OUTCOME:** Motion Passes

b. **Presentation by:** Dana Sayles

**Case Number:** CPC-2022-7196-GPA-VZC-HD-MCUP-SPR-WDI

**Project Location:** 1811 Sacramento Street

**Project Description:** The following submittal is a request for a General Plan Amendment and Zone Change/Height District Change request for the property generally located at 1721-1811 Sacramento Street, Los Angeles CA 90021 (the “Property”), to permit the demolition of existing warehouse buildings and the construction of a 15-story, 232 feet in maximum building height, multi-use building with 277,700 SF of office space, 16,200 SF of commercial space, outdoor amenities, and providing a total of 582 parking spaces.

**Project Requests:** The Applicant requests the authorization for a General Plan Amendment to amend footnotes 1 &6 of the Central City North Community Plan, a Vesting Zone Change/Height District Change to increase floor area to 3.92:1, A Main Conditional Use Permit to allow for on-site alcoholic beverage sales and consumption, Site Plan Review, two

(2) Waivers of Dedication and Improvements, and a CEQA Mitigated Negative Declaration to facilitate the construction of the new office building.

**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. CPC-2022-7196-GPA-VZC-HD-MCUP-SPR-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) storefronts of any 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. DLANC additionally requests that Applicant investigate treewell design to allow for greater widths of sidewalks while still complying with the Urban forestry division (UFD).

**Presented by:** Reeyan Raynes

**Seconded by:** Tonja Boykin

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Yes
Cody Nowak	Absent
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: 0; Absent: 4; Recused: 0

**OUTCOME:** Motion Passes

c. **Presentation by:** Antonio Villarruel

**Case Number:** ZA-2023-28-CU

**Project Location:** 645 S. Hill Street, Los Angeles 90014

**Project Description:** Existing retail jewelry, designer handbag, and watch sales store.

**Project Requests:** Conditional Use requesting to add pawnbroker services.

**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-2023-28-CU. Support is conditioned on the following: (a) storefronts of any ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (b) Owner/Operator will come back and present to PLUC should owner/operator change; (c) No items under the value of \$1,000 be pawned. (d) Applicant will maintain external monitoring and surveillance of the store at all times with live feed to LAPD and surveillance recordings be saved for at least one month.



**Presented by:** Reeyan Raynes

**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	Absent
Simon Ha	Absent
Tonja Boykin	Yes
Audrey von Ahrens	Yes
Samir Bitar	Yes

**Vote Count:** Yes: 7; No: 0; Abstention: 0; Absent: 4; Recused: 0

**OUTCOME:** Motion Passes

d. Discussion and possible action on the 11/07/22  [CIS](#) on CF  [22-0617](#) - Downtown Los Angeles Community Plan Update 2040 / General Plan Amendment (GPA)/Zone Change (ZC)/Community Plan Implementation Overlay (CPIO) / New Zoning Code

**Recommended action:** The Planning and Land Use Committee recommends that DLANC appoint Samir Bitar to represent DLANC at the 11/07/22 CIS on CF 22-0617 - Downtown Los Angeles Community Plan Update 2040 / General Plan Amendment (GPA)/Zone Change (ZC)/Community Plan Implementation Overlay (CPIO) / New Zoning Code with confirmation from the President.

**Presented by:** Reeyan Raynes

**Seconded by:** Jim Sarratori

Approved by affirmation

9. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Committee's subject matter jurisdiction. 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.)
10. Committee Member Comments and Announcements
11. Proposed delivery dates – Motions, Letters and Minutes 05/01/2023.
12. Next Meeting(s) TBD
13. Adjournment at 8:15pm

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation 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 (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Department of Recreation & Parks - Pershing Square Office, 532 S. Olive
- [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 \(ENS\)](#)

### **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 Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://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 committee in advance of a meeting may be viewed at 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).

**Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.DLANC.com](http://www.DLANC.com).