

# 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



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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE REGULAR MEETING AGENDA

**Little Tokyo Library**  
**202 S. Los Angeles St., Los Angeles, CA 90071**

Tuesday, May 16, 2023 - 6:30 PM

**Contact:** [patti.berman@dlanc.com](mailto:patti.berman@dlanc.com) for more information

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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 Secretaria Debby Zhou por correo electrónico [debby.zhou@dlanc.com](mailto:debby.zhou@dlanc.com) para avisar al Concejo Vecinal.

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

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

**CALL TO ORDER at 6:40pm AND COMMITTEE ROLL CALL**

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

1. Committee Member Introductions
2. Approve Minutes from 04/2023  
**Presented by:** Reeyan Raynes  
**Seconded by:** Samir Bitar

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

**Vote Count:** Yes: 5; No: 0; Abstention: 1; Absent: 5; 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** - 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:** Sara Houghton

**Case Number:** DIR-2021-9702-DB-SPR-HCA; ENV-2021-9703-EAF

**Project Location:** 845 S. Olive Street and 842-846 S. Grand Avenue, Los Angeles, CA 90014 & 90017

**Project Description:** An 8-story mixed-use residential building, with 334 dwelling units, including 37 or 11% affordable units as well as 4,646 square feet of ground floor commercial space.

**Project Requests:** Pursuant to LAMC 12.22 A.25 (g), a Density Bonus approval for a Project having 334 residential dwelling units with 37 units restricted to VLI Households, and an On Menu Incentive request for a 20% reduction in the required Open Space. Pursuant to LAMC 16.06, a Site Plan Review for a project resulting in an increase of 50 or more residential units. No parking provided per AB 2097.

**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-2021-9702-DB-SPR-HCA; ENV-2021-9703-EAF. 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 ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

Additionally, the following are strongly recommended: (a) a visual feature, such as murals (as depicted in renderings), be implemented on the elevation facing 8th Street until adjacent development occurs; (b) Applicant work with the landscape architect and the Urban Forestry Division to reduce the size of the proposed parkway.

**Presented by:** Reeyan Raynes

**Seconded by:** Audrey von Ahrens

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Absent
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: 6; No: 0; Abstention: 0; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

b. **Presentation by:** Margaret Taylor; Ivan Taylor

**Case Number:** ZA-2023-2303-CUB

**Project Location:** Taco Bell Cantina 801 W. 7th Street, Los Angeles, CA 90017

**Project Description:** Per LAMC 12.24-w 1, the applicant is requesting a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 2,190 square-foot full-service restaurant with 36 seats and hours of operation 24 hours daily and located in the C2-4D zone. Indoor dining and alcohol sales to close at 2:00 am, daily, with mobile delivery food orders only at the delivery window between 2:00 am and 8:00 am, daily.

**Project Requests:** Per LAMC 12.24-w 1, the applicant is requesting a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 2,190 square-foot full-service restaurant with 36 seats and hours of operation 24 hours daily and located in the C2-4D zone. Indoor dining and alcohol sales to close at 2:00 am, daily, with mobile delivery food orders only at the delivery window between 2:00 am and 8:00 am, daily.

**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-2023-2303-CUB. 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 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. Additionally, the following are strongly recommended: (a) applicant require coded access to restrooms for patron use only.

**Presented by:** Reeyan Raynes

**Seconded by:** Tyler Murphy

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

**Vote Count:** Yes: 5; No: 0; Abstention: 1; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

c. Presentation by: Margaret Taylor; Ivan Taylor

**Case Number:** ZA-2023-2532-CUB

**Project Location:** Badmaash 108 W. 2nd Street, Los Angeles, CA 90012

**Project Description:** Upgrade from beer and wine to on-site sale of a full line of alcoholic beverages in conjunction with the operation of an existing restaurant.

**Project Requests:** As allowed under Section 12.24 W 1 of the LAMC, the applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 1,600 square-foot, 43 seat existing restaurant. Continued hours of operation are from 10:00 am – 11:00 pm Sunday through Wednesday and 10:00 am – 1:00 am Thursday through Sunday

**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-2023-2532-CUB. 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.

**Presented by:** Audrey von Ahrens

**Seconded by:** Reeyan Raynes

Ryan Afari – Chair	Absent
Patti Berman	Yes
Tyler Murphy	Yes
Jim Sarratori	Absent
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: 0; Abstention: 1; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

- d. Discussion and possible action to submit a [CIS](#) on CF [17-0981-S10](#):  
Restaurant Beverage Program / Streamlined Permitting Land Use Regulatory  
Process / Council District 14.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit the amended CIS on CF 17-0981-S10: Restaurant Beverage Program / Streamlined Permitting Land Use Regulatory Process / Council District 14.

**Presented by:** Reeyan Reyens

**Seconded by:** Samir Bitar

**Approved by affirmation.**

- e. Discussion and possible to submit a [CIS](#) on CF [23-0331](#) - Mills Act Historical Property Program / Assessment / Chattel Inc. / AECOM / Community Input  
Submit CIS unless amended.

**Recommended action:** The Planning and Land Use Committee recommends that DLANC submit the CIS on CF 23-0331 - Mills Act Historical Property Program / Assessment / Chattel Inc. / AECOM / Community Input.

**Presented by:** Reeyan Reyens

**Seconded by:** Samir Bitar

Ryan Afari – Chair	Absent
Patti Berman	Yes

Tyler Murphy	Yes
Jim Sarratori	Absent
Cody Nowak	Absent
Reeyan Raynes	Yes
John Swartz	Abstain
Simon Ha	Absent
Tonja Boykin	Absent
Audrey von Ahrens	No
Samir Bitar	Yes

**Vote Count:** Yes: 4; No: 1; Abstention: 1; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

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 06/01/2023.
12. Next Meeting(s) TBD
13. Adjournment

**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, [debby.zhou@dlanc.com](mailto:debby.zhou@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.)

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*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).*