

# CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

SAMIR BITAR  
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ALLEN GROSS  
JUSTIN WEISS



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

**Little Tokyo Branch Library**  
**203 S. Los Angeles Street Los Angeles, CA 90012**  
Tuesday, February 20, 2024 - 6:30 PM

**Contact:** Samir.bitar@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 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 AND COMMITTEE ROLL CALL

Samir Bitar – Chair	
Patti Berman	
Tyler Murphy	
Christian Dittmer	
Michael Robleto	
Reeyan Raynes	
John Swartz	
Justin Weiss	
VACANT	
Audrey von Ahrens	
Justin Weiss	

1. Committee Member Introductions
2. Chairman’s Announcements
3. Approve Minutes from 11/2023
4. Report on last DLANC Board Meeting concerning items presented by PLUC.
5. Declarations of Ex Parte communications
  
6. **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.)
  
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 –**

a. **Case Number:** [ZA-2013-3011\(CUB\)\(PA2\)](#)

**Project Location:** CVS, 210 W 7th Street, Los Angeles, CA 90014

**Project Description:** A Plan Approval Application for the continued sale of a full line of alcoholic beverages for off-site consumption at the pharmacy located on the corner of W 7<sup>th</sup> and S Spring St. (Historic Core)

**Project Requests:** continued sale of a full line of alcoholic beverages for off-site consumption

**Recommended action:** Approve with the following conditions

CONDITION 1: Applicant works directly with the adjacent BID ([Historic Core](#)) to address ongoing concerns with safety and security.

CONDITION 2: Applicant ensures all storefront windows remain uncovered and provide unobstructed street visibility, both from the interior view looking outside, as well as from the exterior looking inward, at all times. **This includes establishing the default position of all window blinds to be in a retracted position, only to be retracted infrequently, when operating conditions allow,** as well as relocating shelving and inventory away from the windows. Any necessary window shades should be transparent from both inside and outside.

CONDITION 3: Together with the property owner, the applicant works to install additional security cameras and exterior lighting on the building elevation facing on the S Spring Street. The applicant will provide detailed exhibits of these security enhancements to the Los Angeles Department of City Planning's Office of Historic Preservation ([OHR](#)) & Office of Zoning Administration, and to the LAPD before implementation, ensuring all elements comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

CONDITION 4: The Applicant and building owner work with the OHR to install an architectural barrier on the building's bulkheads to prevent anyone from sitting, laying, or placing objects on the building façade.

CONDITION 5: Applicant provides the Department of City Planning and LAPD a copy of an updated security plan that shows regular exterior perimeter security checks, and additional security monitoring devices such as [PTZ cameras](#) to be installed.

CONDITION 6: The Applicant must ensure that all external building alcoves, which serve as the exclusive access points to the building's fire escapes, remain free from store-related products, inventory, or operational items at all times, to ensure unimpeded access for emergency situations.

b. **Discussion and possible action** to submit a CIS on AMENDING MOTION 54A,

ITEM 2; CF-[22-0617-S5](#): Effects to housing production in the Downtown Community Plan Area within the Fashion District's IX3 Zone / Council District 14

**Recommended Action:** The Planning and Land Use Committee recommends a vote on CF-22-0617-S5:

For	
For if amended	<b>X</b>
Against	

**9. NEW BUSINESS**

a. **Presentation by:** Steve Rawlings

**Case Number:** ZA-2023-4215-CUB

**Project Location:** 735 S Figueroa St, Ste 207-307

**Project Description:** A Plan Approval to continue to allow the sale of a full-line of alcoholic beverages for on-site consumption (ABC Type 47 License) at an existing 8,304 sq ft restaurant with 254 indoor seats and 34 outdoor seats on a 584 sq ft patio and hours of operation from 11 am to 11 pm daily in a C2-4D zone.

**Project Requests:** Plan Approval to continue to allow the sale of a full-line of alcoholic beverages both indoors and on the patio of an existing restaurant.

**Recommended action: To be Determined.**

b. **Presentation by:** Brett Engstrom (engstromplanning@gmail.com; 626-993-7350 & Bradley Fletcher; (213) 975-1243)

**Case Number:** [ZA-2013-1182-CUB-PA1](#)

**Project Location:** 1111 Wilshire Blvd., Los Angeles, CA 90017

**Project Description:** Plan Approval to allow the continued sale of a full line of alcohol for on-site consumption in conjunction with an existing restaurant, situated in the Financial District neighborhood.

**Project Requests:** Plan Approval (PA) to renew a previous CUB grant

**Recommended action: To be Determined.**

c. **Presentation by:** Liliger Damaso - Liquor License Brokers (Sam Sleiman / 424-310-4511 / mrsamsleiman@gmail.com)

**Case Number:** [ZA-2023-8378-CUB](#)

**Project Location:** 1415 S. Los Angeles St. STE #C, Los Angeles, CA 90015

**Project Description:** A CUB for the sale and dispensing of full-line of alcoholic drinks in conjunction with a purposed comedy club sitting up to 225 seats operating from 11am-2am, situated in the South Park neighborhood.

**Project Requests: Letter in Support of CUB - Conditional Use Beverage – alcohol - Type 48 (full liquor without food service)**

**Recommended action: To be Determined.**

10. **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.)
11. Committee Member Comments and Announcements
12. Proposed delivery dates – Motions, Letters and Minutes 2/2/2024.
13. Next Meeting(s): March 19, 2024 – Tokyo Branch Library
14. 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).*