

CITY OF LOS ANGELES

CALIFORNIA



PLANNING & LAND USE  
COMMITTEE

SAMIR BITAR  
CHAIR

PATTI BERMAN  
AUDREY VON AHRENS  
TONJA BOYKIN  
TYLER MURPHY  
REEYAN RAYNES  
JOHN SWARTZ  
CHRISTIAN DITTMER  
MICHAEL ROBLETO  
ALLEN GROSS  
JUSTIN WEISS

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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL  
PLANNING & LAND USE COMMITTEE  
APPROVED REGULAR MEETING MINUTES**

**Little Tokyo Branch Library  
203 S Los Angeles St, Los Angeles, CA 90012  
Tuesday, November 21, 2023 - 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 AT 6:31PM AND COMMITTEE ROLL CALL**

Samir Bitar – Chair	Present	Audrey von Ahrens	Present
Patti Berman	Present	Reeyan Raynes	Present
Tyler Murphy	Absent	John Swartz	Absent
Christian Dittmer	Absent	Justin Weiss	Present
Michael Robleto	Present	Allen Gross	Absent
Tonja Boykin	Absent		

1. Committee Member Introductions
2. Approve Minutes from 10/2023

**Presented by:** Reeyan Raynes  
**Seconded by:** Michael Robleto

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	Yes
Patti Berman	Recused
Tyler Murphy	Absent
Christian Dittmer	Absent
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Absent

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

- a. Update on 670 Mesquite

8. **NEW BUSINESS**

- a. **Presentation by:** Bruce Evans

**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:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant’s request in Planning Case No. ZA-2013-3011(CUB)(PA2). Support is conditioned on the following: 1. Applicant works directly with the adjacent BID (Historic Core) to address ongoing concerns with safety and security; 2. Applicant ensures all storefronts are uncovered at all times to allow for eyes on the street by removing all the existing retractable window blinds and relocating all shelving and inventory away from the widows to ensure unobstructed views from the interior to the exterior, and vice versa, at all times. If window shades are necessary, only options that offer two-way transparency should be installed; 3. Applicant works with the property owner and OHR and provides exhibits relating to the addition of new security cameras and exterior lighting on the elevation facing Spring Street to the Los Angeles Department of City Planning and LAPD for implementation; 4. The Applicant and building owner work with the OHR to install an architectural barrier on the bulkheads to prevent individuals from sitting, laying, or placing objects on the building façade; 5. Applicant provides the Department of City Planning and LAPD a new copy of the security plan that shows regular exterior perimeter security checks, and additional security monitoring devices such as PTZ cameras to be installed; 6. Applicant ensures no stock, storage, or products related to store operations be placed within exterior building alcoves.

**Presented by:** Reeyan Raynes

**Seconded by:** Audrey von Ahrens

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	Yes
Patti Berman	Yes
Tyler Murphy	Absent

Christian Dittmer	Absent
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Absent

**Vote Count:** Yes: 6; No: 0; Abstention: 0; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

- b. **Presentation by:** Applicant Rep. Kevin Franklin 213 706-6997  
**Case Number:** ZA-2023-5777 CUB (pending abc license number 649216)  
**Project Location:** 888 S. Figueroa St.  
**Project Description:** On site sale of beer and wine in a restaurant. No live entertainment, dancing or Karaoke is proposed. Food sales to coincide with alcohol sales. Hours of operation from 11a- 10 pm daily.  
 Seating of 58 total patrons ( 38 inside 20 patio with barrier to be determined by ABC)  
**Project Requests:** On site sale of beer and wine in a restaurant. No live entertainment, dancing or Karaoke is proposed. Food sales to coincide with alcohol sales. Hours of operation from 11a- 10 pm daily.  
 Seating of 58 total patrons ( 38 inside 20 patio with barrier to be determined by ABC)

**Recommended action:** None. Applicant not in attendance.

- c. **Discussion and possible action** to submit a [CIS](#) on Amending Motion 54A, Item 3; CF- [22-0617-S2](#): Adaptive Reuse Incentive Eligibility Process within the Downtown Community Plan / Council District 14

**Recommended Action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support on CF-22-0617-S2 if amended.

**Presented by** Reeyan Raynes

**Seconded by:** Justin Weiss

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

Tonja Boykin	Absent
Allen Gross	Absent

**Vote Count:** Yes: 6; No: 0; Abstention: 0; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

- d. **Discussion and possible action** to submit a [CIS](#) on AMENDING MOTION 54A, ITEM 2; [CF-22-0617-S3](#): Modifications to the IX1 use district to better facilitate community facilities within portions of the Skid Row neighborhood, as part of the Downtown Community Plan / Council District 14

**Recommended Action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for CF-22-0617-S3 if amended.

**Presented by:** Reeyan Raynes

**Seconded by:** Justin Weiss

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	No
Patti Berman	No
Tyler Murphy	Absent
Christian Dittmer	Absent
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Absent

**Vote Count:** Yes: 4; No: 2; Abstention: 0; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

- e. **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 that DLANC submit a letter for CF-22-0617-S5 stating that DLANC supports the City staff report under “Rezoning IX3 to Include Housing.”

**Presented by:** Reeyan Raynes

**Seconded by:** Michael Robleto

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	Yes
Patti Berman	Yes

Tyler Murphy	Absent
Christian Dittmer	Absent
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Absent

**Vote Count:** Yes: 6; No: 0; Abstention: 0; Absent: 5; Recused: 0

**OUTCOME:** Motion Passes

- f. **Discussion and possible action** to submit a [CIS](#) on AMENDING MOTION 54A, ITEM 2; [CF-22-0617-S6](#): Modifications to the Downtown Community Plan related to publicly accessible open space / Council District 14

**Recommended Action:** The Planning and Land Use Committee recommends that DLANC submit a letter of support for CF-22-0617-S6 if amended.

**Presented by:** Reeyan Raynes

**Seconded by:** Michael Robleto

Samir Bitar – Chair	Yes
Audrey von Ahrens - Secretary	No
Patti Berman	No
Tyler Murphy	Absent
Christian Dittmer	Absent
Michael Robleto	Yes
Reeyan Raynes	Yes
John Swartz	Absent
Justin Weiss	Yes
Tonja Boykin	Absent
Allen Gross	Absent

**Vote Count:** Yes: 4; No: 2; Abstention: 0; 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.

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10. Committee Member Comments and Announcements
11. Proposed delivery dates – Motions, Letters and Minutes 1/2/2024.
12. Next Meeting(s): January 16,2024
13. Adjournment at 8:59pm.

**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.) –

*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).*