

CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

SAMIR BITAR
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TONJA BOYKIN
TYLER MURPHY
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JOHN SWARTZ
CHRISTIAN DITTMER
MICHAEL ROBLETO
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, April 16, 2024 - 6:30 PM

Contact: Samir.bitar@dlanc.com for more information

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	ABSENT
Community Stakeholder - VACANT	
Community Stakeholder - VACANT	
Allen Gross	

1. Committee Member Introductions
2. Chairman’s Announcements
3. Approve Minutes from 3/2024
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 –**

9. **NEW BUSINESS**

- a. Committee to decide whether to hold MAY & JUN meetings over Zoom or in-person.
- b. New Chair: Debby Zhou beginning FY'25 (July PLUC meeting)
- c. New DLANC Bylaws; refined definition of PLUC's roles/responsibilities
- d. Discussion and Possible Action to draft a letter in support of planned development at Fourth & Central development project.

Case number: [ENV-2021-4071-EIR](#)

Project Title: Fourth & Central Project

Applicant: MARK FALCONE & ROGER PECSOK [Company: CP LA COLD STORAGE LAND, LLC]

Project Location: Nexus points of Little Tokyo, Skid Row, and the Arts District: 364, 400–464 (even), 425, 427, 429, 431, and 433 South Central Avenue; 707, 715, 730 East 4th Street; Los Angeles, CA 90013

Project Description: With the support from the Governor of California the Applicant has submitted an application for the Fourth & Central Project (Project) to the City of Los Angeles Department of City Planning for discretionary review. The Project would occupy a total land area of approximately 7.6 acres [333,602 gross square feet (sf) of lot area pre-dedication]. The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, respectively, and potentially adaptively reuse a portion of a six-story cold storage building on the North Site, while demolishing the remaining warehouse uses. The Project would include a mix of residential, office, restaurant/retail, and hotel uses within 10 distinct buildings.

Recommended action: To be Determined

- e. Discussion and possible to submit a CIS on [CF-22-0617-S5](#): Downtown Los Angeles Community Plan / Fashion District IX3 Zone / Housing Production

Recommended action: To be Determined

- f. **Presentation by:** Matthew Mellow Associate Planner (213 - 510 – 6174); matthew@fedesignandconsulting.com

Applicant: PETER JOHNSTON [Company: BERGINA CENTRAL LLC].
Representative: STEVE RAWLINGS [Company: RAWLINGS CONSULTING]

Case Number: [ZA-2020-3071-CUB](#)

Project Location: 700 West 5th Street; 524 S Flower Street

Project Description: The restaurant is conveniently located on the street level adjacent to the LA Public Library. Patrons are typically people that work in many of the Class A office buildings nearby or business people that are visiting from out of town. The ability to enjoy an alcoholic beverage along with your meal is highly desired by customers. Also, the availability of alcoholic beverages is vital for the economic viability of the a sit down restaurant located in a business district. Therefore, approval of the CUP for alcoholic beverage sales is beneficial to the community and provides a public convenience.

Project Requests: Applicant requests a Conditional Use Permit to allow the on-site sale & consumption of a full-line of alcoholic beverages and live entertainment (small band + DJ) in conjunction with a 4,838 SF bona-fide restaurant with 40 interior seats and 1,768 SF of patio area with 109 total seats from 7a-11p (Mon-Wed)/7a-2a (Th-Fr)/11a-2a (Sat)/11a-11p (Sun).

Recommended action: To be Determined

- g. Briefing on LA City Dpt. of Cannabis Regulation’s neighborhood and community feedback process
 - i. [Neighborhood Councils](#)
 - ii. [Written Notice](#)
 - iii. Oral
- h. ***Discussion and possible action on Cannabis permits:***
 - i. [LA-R-24-100015-ANN](#)

Business Premises Location: [1323 Flower Street](#) (South Park)
Community Plan Area: Central North CD : 14
Applicant Entity Name: [THE LIVING EARTH WELLNESS CENTER COLLECTIVE](#)
Activities Requested: Retailer Storefront (Type 10)
Public Hearing Date: Thursday May 2, 2024 @ 2 p.m.

Recommended action: To be Determined

- ii. [LA-R-24-101809-ANN](#)

Business Premises Location: [2222 Olympic BLVD](#) (Fashion District)
Community Plan Area: DTLA
Applicant Entity Name: [California Organic Treatment Center](#)
Activities Requested: Retailer Storefront (Type 10)
Hearing Date: April 22, 2024 @ 1 - 3p.m.

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 3/28/2024.
13. Next Meeting(s): May 21, 2024 – Location TBD; June 18, 2024
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/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, 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. 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.)

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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.

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