

# CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

SAMIR BITAR  
CHAIR

PATTI BERMAN  
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 REGULAR MEETING AGENDA

**Online: Zoom Meeting: <https://us02web.zoom.us/j/84594608423>**

**By Telephone**

**Dial (669) 444-9171 to Join the Meeting**

**Then Enter This Webinar ID: 845-9460-8423 and Press #**

**Tuesday, May 21, 2024 - 6:30PM**

**Contact: [pluc@dlanc.com](mailto:pluc@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.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria BellaNaomi Ostby por correo electrónico [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@dlanc.com) para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, this NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

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	Absent
Michael Robleto	
Reeyan Raynes	
John Swartz	
Justin Weiss	
Allen Gross	
Community Stakeholder - VACANT	
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1. Committee Member Introductions
2. Chair Announcements
3. Approve Minutes from prior Meeting(s)
4. Report on last DLANC Board Meeting concerning items presented by PLUC
5. Declarations of Ex Parte communication
  
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. Update 670 Mesquite
  - b. Update 4th & Central
  - c. 7th Street Streetscape Improvement Project

Phase 6 construction continues on the Project to make Downtown LA safer for pedestrians and cyclists. During the next road closure, 7th Street from Broadway to Hill Street will be closed to through vehicular traffic from May 18, 2024 to July 6, 2024. St. Vincent Court will remain open from Hill Street going eastbound along 7<sup>th</sup> Street for local access only. Broadway and Hill Street will remain open at all times during the street closure.\*

Due to emergency work needed by LADWP to replace an electrical vault, there will be a partial closure starting May 20, 2024 on 7<sup>th</sup> Street from Hill Street and Olive Street for approximately 6 weeks. Mercury Court can only be accessed from Hill Street going westbound along 7<sup>th</sup> Street. Please see the attachment for more information. Pedestrian and vehicular access are provided to the local businesses and residents. Please prepare for intermittent machinery noise and dust and plan accordingly for additional traffic. There will be flaggers to assist with local access and for traffic circulation.

## 9. NEW BUSINESS

- a. Discussion and possible action to draft a letter in support of planned project

**Presenting:** Steve Rawlings, ser@rawlingspm.com

**Case Number:** [ZA-2024-710-PAB](#)

**Project Title:** Javiers Restaurant

**Applicant:** Mark Post (Javiers LA, LLC)

**Location:** 1200 S. Figueroa. Suite C

**Project Description/Request:** Application for alcohol sales for a new high-end restaurant called Javiers ([www.javiers-cantina.com](http://www.javiers-cantina.com)), which is situated within the in the Los Angeles Sports and Entertainment District Specific Plan Zone (aka "[LASED Zone](#)"). Javiers operates 4 other stores in California – Century City, Irvine, Newport Beach, and La Jolla.

**Hearing date:** June 5, 2024 9:30 a.m.

**Recommended action:** **To Be Determined**

- b. Discussion and possible action to draft a letter in support of planned project

**Presenting:** Elisabeth Peterson-Gower

**Case Number:** [ZA 2018 -906-CUB-CUX-ZV](#)

**Project Title:** Florentin Rooftop

**Applicant:** Brandon Robinson, brandon@florentindtla.com

**Location:** 612 S Broadway

**Project Description/Request:** Requesting support for a Public Convenience and Necessity motion for a type 48 license approved under ZA 2018 -906-CUB-CUX-ZV for the property located at 612 South Broadway known as the Desmond building. It has been fully restored and is occupied. The request is for the seventh floor and the operator is very responsible and very committed to the property and historic Downtown LA .

**Recommended action: To Be Determined**

- c. Discussion and possible action on renewal of cannabis permit

**Case Number:** Has not filed

**Applicant:** Peace of Green, Efren Gonzalez, pog90502@yahoo.com

**Location:** [1155 E Pico Blvd, Los Angeles, CA 90021](#) (Fashion District)

**Project Description:** The project is located on a 0.26 acre parcel, addressed 1149-1155 E. Pico Blvd., Los Angeles, CA 90021, Los Angeles County, identified by Assessor's Parcel numbers 5132016039 and 5132016012, within the Council District 14. The project utilizes one existing building 7,760 sq. ft. on a 5,884.9 sq. ft. lot with parking and one existing building of 4,160 sq ft on a 5,870.6 sq ft lot with parking. POG is fully licensed and operating commercial cannabis nonvolatile manufacturing, indoor cultivation (with 1,952 sq. ft. of canopy), retail dispensary and distribution activities in compliance with all local and state regulations. Manufacturing activities total 192 sq. ft. Distribution activities total 197 sq. ft. Cultivation activities total 6,181 sq. ft. Retail activities total 665 sq. ft. (See attached diagrams.) The premises are located in an urban zone, surrounded by concrete and other similar existing businesses and facilities. The abutting uses is M2-2D. No grading or vegetation removal is required as there is no surrounding vegetation or soil used for the project. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat. There is no surrounding vegetation or soil. The project will not increase the quantity or type of solid waste that is generated or stored onsite or an increase in energy demand or additional energy resources from what is currently being used for the project. The Project does not have any significant environmental, traffic, noise, air quality, or water quality effects as it is located in an entirely urban and industrial area. There are currently 5 employees, with no increase in seasonal employees. The hours of operation are 10:00 am to 7:45 pm, Monday through Sunday. Shifts begin at 10:00 am to 6pm and from 10am to 7:45 pm. Public utilities provide all required services, including fire protection by the Los Angeles ("LA")

Fire Department ("LAFD"), water and power from the LA Department of Water and Power ("DWP") and the LA Sanitation Department provide general trash removal and sewage/wastewater treatment. The project has a Notice of Applicability (NOA) issued by the State Water Resources Control Board ("Water Board") and Lake and Streambed Alteration Waiver ("LSAW") from the California Department of Fish and Wildlife ("CDFW"). No expansion of use beyond the existing uses will occur.

**Recommended action: To Be Determined**

- d. Discussion and Possible action on renewal of cannabis permit
- e. Introduction of new PLUC member candidates
  - **Teresa Hillary**, Lawyer/Public Policy, Public Stakeholder Candidates, (to be considered in June)
  - **Camille Elston**, Heritage Conservationist (to be considered in June)
  - Kristen Gaer, Commercial Real Estate, Public Stakeholder Candidates, (to be considered in July)
  - Consider the removal of Christian Dittmer who has missed six monthly meetings (and will miss May's); replace with Luis Gonzalez who has attended two consecutive meetings

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 6/7/2024.
- 13. Next Meeting(s): June 18, 2024 – Location TBD
- 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, [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@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.*

**SB411 UPDATES:** *If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.*