

# CITY OF LOS ANGELES

CALIFORNIA



WWW.DLANC.COM

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## PLANNING & LAND USE COMMITTEE

SAMIR BITAR  
CHAIR

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CHRISTAIN DITTMER  
CAMILLE ELSTON  
ALLEN GROSS  
TERESA HILLARY  
TYLER MURPHY  
REEYAN RAYNES  
MICHAEL ROBELTO  
JOHN SWARTZ  
JUSTIN WEISS

## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE

### SPECIAL 24-HOUR MEETING AGENDA

**Little Tokyo Branch Library  
203 S Los Angeles St, Los Angeles, CA 90012**

**18 June 2024 @ 6:30 PM**

**Contact:** 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 Bella Noemie por correo electrónico [bella.noemi@dlanc.com](mailto:bella.noemi@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.

#### 1. Call to Order / Roll Call

Samir Bitar – Chair	Camille Elston
Patti Berman	Reeyan Raynes
Tyler Murphy	John Swartz
Christian Dittmer	Justin Weiss
Michael Robleto	Allen Gross
Teresa Hillary	

2. Chair's Remarks, Announcements
3. Committee Member Introductions
4. Approve Minutes from 04/2024
5. Report on last DLANC Board Meeting concerning items presented by PLUC.
6. Declarations of Ex Parte communications
  
7. **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 the number of speakers and time considerations, may change these parameters.)
  
8. **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.
  
9. **OLD BUSINESS**
  - a. Update on 4th & Central Project - Patti Berman
  - b. Update on [670 Mesquite Project](#) - Reeyan Raynes

## 10. NEW BUSINESS

- a. **Presentation by:** Psomas (Land Use consultant) & Arcadis (Architect)  
**Case Number:** VTT-82109, CPC-2018-2600-MCUP-ZV-TDR-SS-SPR  
**Project Location:** MREG 1105 Olive, LLC  
**Project Contact:** Paul Garry, paul.garry@psomas.com, 213.223.1451  
**Neighborhood:** Southpark  
**Project Description:** Mack Real Estate Group, Residential - Apartments (not for sale); Construction of a 51-story mixed-use building containing 536 dwelling units and 4,178 square feet of ground floor commercial space. The Site 2 Development would include a total floor area of 491,515 square feet with a floor area ratio (FAR) of 9.13:1. The building would be a maximum of 603 feet in height as measured from grade to the top of the roof structure. The Site 2 Development would provide 581 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 234 bicycle

parking spaces, including 23 short-term and 211 long-term spaces, would be provided. The Site 2 Development would provide a minimum of 58,275 square feet of usable open space.

**Project Requests: Letter of Support for CUB - Conditional Use Beverage - alcohol, EAF - Environmental Assessment, SCEA - Sustainable Communities Environmental Assessment; Type 47 (full liquor with food service)**

Recommended action: To be Determined.

For	
For if amended	
Against	

b. **Presentation by:** Melanie Perez-Baker (melanieadriana3@gmail.com)

**Case Number:** [ZA-2024-1162-CUB](#) ENV-2024-1163-CE

**Project Location:** Leo's market beer and wine, [811 W OLYMPIC BLVD](#)

**Project Contact:** Edy Perez melanieadriana3@gmail.com (323)425-7674 (1133 Mohawk st 90015)

**Neighborhood: Southpark**

**Project Description:** a new 2,700 sq ft. convenience store to be open daily from 9am to 2am.

**Project Requests: Letter of Support for CUB - Conditional Use Beverage - alcohol: Requesting Type 41 (beer and wine with food service); off-sale of beer and wine in conjunction with a convenience store open daily. From 9 am to 11pm.**

Recommended action: To be Determined.

For	
For if amended	
Against	

c. **Presentation by:** Elizabeth Peterson-Gower

**Case Number:** ZA 1995-830-CUB PA 5

**Project Location:** 618 S spring Street Exchange LA -

**Project Contact:** Elizabeth Peterson-Gower, [elizabeth@epgla.com](mailto:elizabeth@epgla.com) | [epgla.com](http://epgla.com)

**Neighborhood: Southpark**

**Project Description:** Plan approval to show compliance. Applicant has no change to its CUP.

**Project Requests: Letter of Support for CUB - Conditional Use Beverage - alcohol: Requesting renewal of Type 48 (full liquor without food service) for nightclub open from 11 am - 2 am daily.**

Recommended action: To be Determined.

For	
For if amended	
Against	

- d. **Presentation by:** Taylor Bezley  
**Case Number:** DCR Record No: [LA-P-24-310916-ANN](#)  
**Project Location:** 1051 S BROADWAY, LA 90015  
**Project Contact:** Taylor Bezley, [taylor@thegreenqween.com](mailto:taylor@thegreenqween.com)  
**Neighborhood:** Fashion District  
**Project Description:** Existing retail cannabis retailer on S Broadway between 10th & 9th street.  
**Project Requests:** Letter of Support for renewal of Type 10 (Retail Storefront)  
**CRC Meeting Date:** June 20, 2024 @ 2 PM  
**Recommended action:** To be Determined.

For	
For if amended	
Against	

11. **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.)

- 12. Committee Member Comments and Announcements
- 13. Proposed delivery dates – Motions, Letters and Minutes 7/2/2024.
- 14. Next Meeting(s): July 16, 2024;
- 15. 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.) 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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