

CITY OF LOS ANGELES

PLANNING & LAND USE COMMITTEE

CALIFORNIA

SAMIR BITAR
CHAIR

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



WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE DRAFT MEETING MINUTES

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

CALL TO ORDER AND COMMITTEE ROLL CALL AT 6:50PM

| | |
|-----------------------------------|---------|
| Samir Bitar – Chair | PRESENT |
| Patti Berman | PRESENT |
| Tyler Murphy | PRESENT |
| Christian Dittmer | ABSENT |
| Michael Robleto | ABSENT |
| Reeyan Raynes | PRESENT |
| John Swartz | PRESENT |
| Justin Weiss | ABSENT |
| Community Stakeholder - VACANT | |
| Community Stakeholder - VACANT | |
| Allen Gross | PRESENT |

1. Committee Member Introductions
2. Chairman's Announcements - **None**
3. Approve Minutes from 3/2024 - **No Action Taken**
4. Report on last DLANC Board Meeting concerning items presented by PLUC - **All items passed and have been filed or are pending filing**
5. Declarations of Ex Parte communications - **Samir, Patti, and Reeyan declared Ex Parte communications with external entities**
6. GENERAL PUBLIC COMMENT - **Members of the public discussed concerns regarding**

gentrification in Skid Row in regards to recent developments in the community and its impacts to the community.

7. COMMITTEE MEMBER COMMENTS - **None**

8. OLD BUSINESS - **None**

9. NEW BUSINESS

- a. Committee to decide whether to hold MAY & JUN meetings over Zoom or in-person - **Committee will meet virtually in May and Jun in-person**
- b. New Chair: Debby Zhou beginning FY'25 (July PLUC meeting) - **Announcement held pending board approval after June '24**
- c. New DLANC Bylaws; refined definition of PLUC's roles/responsibilities - **No bylaw changes but recommend that committee monitor item**
- 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

Public Comment:

Samir read a public comment into the record from a community stakeholder expressing concerns.

Member of the public expressed concerns regarding the project not addressing the traditional boundaries of skid row, project no involving skid row stakeholders, and over-concentration.

Member of the public addressed the state governors involvement in the project and concerns regarding stakeholder being left out of being able to inhabit this development.

Motion: The PLUC chair to appoint a project liaison to follow the project and provide committee updates

Moved by: Samir Bitar

Seconded by: Patti Berman

Outcome:

The committee appointed Patti to co-lead with Reeyan and monitor the project. Item continued to until further notice.

- e. Discussion and possible to submit a CIS on [CF-22-0617-S5](#): Downtown

Los Angeles Community Plan / Fashion District IX3 Zone / Housing
Production

MOTION: DLANC submit a CIS in support if amended on [CF-22-0617-S5](#): Downtown Los Angeles Community Plan / Fashion District IX3 Zone / Housing

Moved by: Patti Berman

Seconded by: Tyler Murphy

| | |
|---------------------|--------|
| Samir Bitar – Chair | Yes |
| VACANT | |
| Patti Berman | Yes |
| Tyler Murphy | Yes |
| Christian Dittmer | Absent |
| Michael Robleto | Absent |
| Reeyan Raynes | Yes |
| John Swartz | Yes |
| Justin Weiss | Absent |
| VACANT | |
| Allen Gross | Yes |

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 3; Recused: 0

OUTCOME: Motion Passes

- 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

Public Comment:

Member of the public asked questions regarding outdoor dining and access to public space surrounding the facility.

Member of the public noted that the restaurant is adjacent to a public comment and as a result may push out members of the public who patronize the park.

Motion: DLANC submit a letter of support for the Applicant’s request in Planning Case No.: ZA-2020-3071-CUB. Support is conditioned on the following:

1. Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.;
2. Owner/Operator will come back and present to DLANC PLUC should owner/operator change;
3. Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.;
4. Applicant provides a security plan to the Department of City Planning regarding security around the perimeter restaurant.

Moved by: Reeyan Raynes

Seconded by: Patti Berman

| | |
|---------------------|--------|
| Samir Bitar – Chair | Yes |
| VACANT | |
| Patti Berman | Yes |
| Tyler Murphy | Yes |
| Christian Dittmer | Absent |
| Michael Robleto | Absent |
| Reeyan Raynes | Yes |
| John Swartz | Yes |
| Justin Weiss | Absent |
| VACANT | |
| Allen Gross | Yes |

Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 3; Recused: 0

OUTCOME: Motion Passes

- g. Briefing on LA City Dpt. of Cannabis Regulation’s neighborhood

and community feedback process - **Samir notified the committee regarding this process**

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.

Applicant not present, item continued until further notice or to next scheduled meeting

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.

Public Comment:

Member of the public expressed concerns regarding the licensing of this business and opposed this project.

Member of the who worked around substance control and prevention field is concerned about the concentration of cannabis businesses in Downtown and sensitive uses surrounding the business.

Member of the public discussed greywater management and packaging waste reduction

Motion: DLANC submit a letter of support for the Applicant's request in Cannabis renewal case No.: LA-R-24-10189-ANN. Support is conditioned on the following:

1. Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.;
2. Owner/Operator will come back and present to DLANC PLUC should owner/operator change;
3. Any amplified or outdoor noise shall be mitigated such that it will remain in compliance

with the LA Noise Ordinance.;

4. Owner/Operator complies with all provisions of LAMC §104 (Ordinance No. 183,241) and other regulatory requirements of the City of Los Angeles.

Moved by: Reeyan Raynes

Seconded by: Tyler

| | |
|---------------------|---------|
| Samir Bitar – Chair | Yes |
| VACANT | |
| Patti Berman | No |
| Tyler Murphy | Yes |
| Christian Dittmer | Absent |
| Michael Robleto | Absent |
| Reeyan Raynes | Yes |
| John Swartz | Abstain |
| Justin Weiss | Absent |
| VACANT | |
| Allen Gross | No |

Vote Count: Yes: 3; No: 2; Abstention: 1; Absent: 3; Recused: 0

OUTCOME: Motion Passes

10. GENERAL PUBLIC COMMENT - **None**
11. Committee Member Comments and Announcements - **None**
12. Proposed delivery dates – Motions, Letters and Minutes 3/28/2024.
13. Next Meeting(s): **May 21, 2024 – Location Zoom; June 18, 2024**
14. Adjournment - **8:45pm**

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.)

—
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.*