

CITY OF LOS ANGELES

CALIFORNIA



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EMAIL: DLANC@EMPOWERLA.ORG

PLANNING & LAND USE COMMITTEE

DEBBY ZHOU
CHAIR

LUIS GONZALEZ-SALAS
ALLEN GROSS
TYLER MURPHY
PATTI BERMAN
CAMILLE ELSTON
TERESA HILLERY
REEYAN RAYNES
MICHAEL ROBELTO
JOHN SWARTZ
JUSTIN WEISS

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE VIRTUAL MEETING AGENDA

Zoom Meeting Online or By Telephone

Dial (669) 444-9171 to Join the Meeting

**Then Enter This Webinar ID: 826 6785 8615 and Press #, or enter Zoom at
<https://us02web.zoom.us/j/82667858615>**

Tuesday, July 16, 2024 - 6:30 PM

Contact: PLUC@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 BellaNaomi Ostby por correo electrónico bellanaomi.ostby@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

Debby Zhou (Chair)		Teresa Hillary	
Luis Gonzalez-Salas		Reeyan Raynes	
Allen Gross		Michael Robleto	
Tyler Murphy		John Swartz	
Patti Berman		Justin Weiss	

Camille Elston			
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2. General Public Comment - The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board 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 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 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.) (20 min. cap).

3. Chair's Welcome

4. Approval of minutes for 6/2024 meeting

5. Declarations of Ex Parte communications

6. Old Business (All items for discussion and possible action)

- a. **Presentation by:** Melanie Perez-Baker
Case Number: [ZA-2024-1162-CUB](#)
Project Name / Location: Leo's Market Beer and Wine, [811 W OLYMPIC BLVD](#)
Project Contact: Edy Perez/ Melanie Perez-Baker
Neighborhood: South Park
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.

7. New Business (All items for discussion and possible action)

- a. **Presentation by:** Psomas (Land Use consultant) & Arcadis (Architect)
Case Number: VTT-82109, CPC-2018-2600-MCUP-ZV-TDR-SS-SPR
Project Name / Location: MREG 1105 S Olive St
Project Contact: Paul Garry
Neighborhood: South Park
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)

- b. **Presentation by:** Steve Rawlings
Case Number: [ZA-2024-710-PAB](#)
Project Name / Location: Javier's Restaurant / 1200 S Figueroa St, STE C
Project Contact: Steve Rawlings
Neighborhood: South Park
Project Description: Plan Approval to allow the sales of a full-line of alcoholic beverages for on-site and off-site consumption at a new 15,619 sq ft restaurant with 376 indoor seats and hours of operation from 11 am - 1:30 am daily in the LASED zone.
Project Requests: Letter of Support for CUB - Conditional Use Beverage - alcohol

- c. **Presentation by:** Anahi Tellez
Case Number: 101782/ Item 12 CRC 24-101782-RPT
Project Name / Location: CannaMart / 2038 Sacramento St. Los Angeles 90021
Project Contact: Anahi Tellez
Neighborhood: Arts District
Project Description: 10,000 SF EMMD with retail and other uses approved for commercial cannabis activity.
Project Requests: Letter of Support for CANNABIS - Retail Storefront (Type 10)

- d. **Presentation by:** Lesa Slaughter
Case Number: LA-R-24-101797-ANN
Project Name / Location: Project Cannabis / 1425 S LONG BEACH AVE
Project Contact: Lesa Slaughter
Neighborhood: Fashion District
Project Description: Annual license review hearing before the Los Angeles Cannabis Commission.
Project Requests: Letter of Support for CANNABIS - Retail Storefront (Type 10), PHC would like to introduce itself to the NC and provide an update regarding its operational status.

8. General Public Comment

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9. Committee member announcements

Next Meeting: August 15, 2024

Adjourn

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.

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.*