

CITY OF LOS ANGELES

CALIFORNIA



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PLANNING & LAND USE COMMITTEE

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LUIS GONZALEZ-SALAS
ALLEN GROSS
TYLER MURPHY
PATTI BERMAN
CAMILLE ELSTON
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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE VIRTUAL MEETING MINUTES

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 **6:31PM**

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

Camille Elston	P		
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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
[Tabled - minutes not included for today's meeting](#)

5. Declarations of Ex Parte communications
[Debby - all presenters](#)
[Patti - all except Lesa Slaughter](#)

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 11pm.
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.

[Correction - Request is for Type 20 off-sale of beer and wine license, hours of operation are from 9 am to 11 pm daily.](#)

[New deck - added security plan](#)
[Map with camera locations circled](#)
[Armed security guard on-site](#)
[Barricaded all upper windows on the lot](#)

Camera screens all throughout market
Included photos of windows looking out from interior, and exterior into interior
Space between wooden barricade and building
Attempted to get landlord to remove wooden barricade. he has contract to Post adverts on them. So decision was made to put shelving along the walls. Barricades will be left up.
Provided sample list of brands and sizes of alcohol items - will sell 3-24 packs, standard bottles of wine.

Luis: What other services besides alcohol will you be providing to the community?

Melanie: Snacks, toiletries, potentially produce

Luis: What improvements will be done for the barricades?

Melanie: The current plan is to maintain the area as is. Barricade removal is out of their control.

Reeyan: Concern about barricades causing public nuisance such as loitering and panhandling. We have had applicants via CUP force property owners to make changes. Can add condition so that ZA can enforce removal.

Teresa: Did ZA place any conditions or concerns on project?

Melanie: None.

Michael: How many security guards at each shift? Cameras for exterior?

Concern to have camera coverage if barricades aren't removed.

Melanie: Two security guards at each time. There are exterior cameras at the entrance.

Tyler: Barricades have to go. We have to be careful with this corner. Make removal a condition. Dislike of grab and go drinks - 3 to 6 packs.

Patti: In agreement that barricades need to come down. How long are security camera recordings kept?

Melanie: Recordings available, don't know how long retention is.

Estimates a year, accessed via app.

Reeyan motions to submit letter of support with standard conditions, plus additions 4) owner/operator submit security plan 5) no wine coolers, etc in single containers 6) property owner works with applicant to remove barricades adjoining public right of way.

Patti seconded.

Y - 9, No - 0, Abstain - 0

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

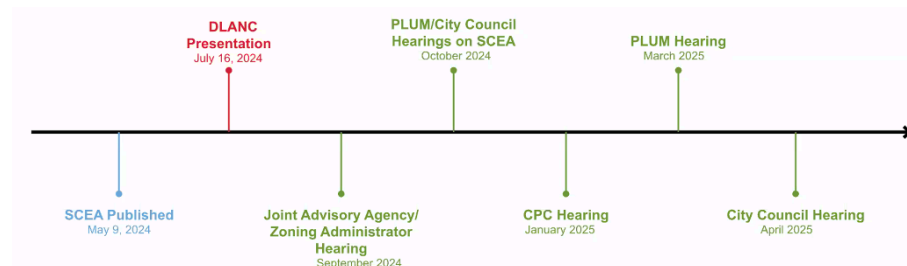
Neighborhood: South Park

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)

Reeyan will be abstaining - Arcadis is working with his firm.

Herschel preso: 536 units, 11.5m public benefit payment, Phase 1 projects were Wren, Aven, SP Commons. This project is Phase 2. Trying to widen the corner to enhance pedestrian experience. Opportunities for outdoor seating. Trying to make connection up to SP Commons. Camouflage of parking, similar facade as the one being used on residential tower.



Teresa: Property owner at Grand Lofts. Appreciates the project outreach. Presenters: Comms will be conducted in August, already reached out to HOA.

Reeyan: West building elevation? We sit on City's TFAR committee, we can direct to CIP in the district. Asked for details on architectural lighting, specifically around alleyways. Details on egress vestibules – lighting, security? Vehicle ingress and egress strategy, flow restrictions?

Presenters: Not in scope at current level of design, but will take into account. Egress vestibules will have lighting and cameras at a minimum. Roamers at night to ensure loitering prevention. Car access from alley

and street. Ground floor parking intended for commercial use. LADOT has reviewed traffic flow, has not made any requests for any specific one-way. Alley is one-way. Leaving curblin on 11th St.

Michael: Board member of SPNA. What's the plan for pet relief at street level? 10 condo commercial spaces, any plans for conditions of sale?

Concern is with EVO - never activated space.

Presenters: No dedicated spot for pet relief. Intention is to rent commercial them to tenants, not selling separately.

Teresa: How will the minimize attraction of graffiti/loitering/urination in the area adjacent to Grand Lofts?

Presenters: Roaming security, internally and externally. Currently implemented at other properties.

RR motioned to submit letter of support granting all requests including standard conditions, with 3 supplemental conditions

Teresa wants to make an amendment to include enhanced community outreach – specifically Grand Lofts HOA and SPNA.

Patti seconded.

Yes - 8, No - 0, Abstain - 1

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

Restaurant has been expanded by approx. 2000 sq ft. Had to continue ZA hearing due to this. Will go back to hearing in late August.

Javier's has private label tequila, intend to sell, back area will store product.

Will have booths and planters against wall along the street.

LAPD has no concerns with location. 40-50 employees at any given time.

Management staff will monitor the front, dozens of security cameras.

Patti: Concern for window transparency is for activities outside, not inside the venue.

Steve: There is constant monitoring of the facility. Planter does not block off view.

Reeyan motioned, Patti seconded.

Yes - 9, No - 0, Abstain - 0 ,

- 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)

Business there since 2015. Re-did interior, upgraded retail space. In manufacturing zoning. EMMD, pre-ICO license, formerly operated as Buddha Company. Second location on Los Angeles St with same owners. Shop in shop, other brands doing buildouts on the floor. More experiential for customers. Other uses - micro-business with manufacturing, distribution, cultivation Vertically integrated business, legacy operators. Strict security plan, as required for cannabis businesses. Armed, 8am - 6am, Monday-Sunday. Four additional cameras facing Sacramento to see west and east towards Mateo and Santa Fe. Captures activity on the street. Additional exterior lighting to make street safer. There are cameras anywhere there's cannabis. DVR storage is 90 day backup. 9 employees currently.

Shop in shop concept: Brand installations, customer education, learn about new products. ID check in is still in front, security to get on the floor.

Microbusiness is completely separated with walls, maglocked doors. No way to access without proper keys. Can change without re-keying in case of employee termination.

Reeyan motioned to submit letter of support with standard conditions. Michael seconded.

Y - 8, No - 0, Abstain - 1

- 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.

Zeus Mgmt Group

Actual licensing was under PHC, sold to Zeus Mgmt Group (entity substitution)

Retail hasn't been operating for the last 2 years, so nothing to show.

In process to re-open retail, investigating venture with architect.

Possibly relocating due to oversaturation in DTLA.

Separate licenses, not before DCR - cultivation and distribution at same location. In process of going through LADBS.

CEQA review as part of City's license review. Holding the review will risk that they losing their state license.

Reeyan motioned to submit letter of support, with condition that applicant return to NC prior to assuming any retail operations. Applicant work with surrounding stakeholders providing additional environment mitigations if applicant chooses to maintain operaints at locations. Reapproach NC if they decide to relocate. include all other standard conditions.

Debby seconded.

Y - 3, No - 6, Abstains - 1

Reeyan motions to submit motion for item to be continued and applicant re-approach NC. Due to lack of information, NC could not make an informed decision.

Luis seconded

Y - 5, No - 4, Abstain - 0

8. General Public Comment

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9. Committee member announcements

Next Meeting: August 15, 2024

Adjourn **8:42PM**

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, 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. 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.

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.