

CITY OF LOS ANGELES

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

CALIFORNIA



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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 October 15, 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.

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.

1. Call to Order / Roll Call 6:33PM

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

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 September
 DZ motioned to approve, Patti seconded
[Y\(8\), N\(0\), Abstain\(1\)](#)

5. Declarations of Ex Parte communications

6. Old Business (All items for discussion and possible action)
 a. Update on 4th and Central project
[Patti: They are finishing up EIRs, expect to move quickly. They are looking to put together something similar to a BID, but privately run. Wants to ensure community gets services, but also things that BIDs can't do due to spending limitations. They will come any time we invite them.](#)

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

a. **Presentation by:** Arthur Hodge

Case Number: LA-R-24-120022-ANN

Project Name / Location: Hezekiah California / 1530 S. Alameda Street, Unit 6 & 7, Los Angeles, CA 90021

Project Contact: Arthur Hodge

Neighborhood: Fashion District/Alameda East

Project Description: Project is a one-story building on the Northwest corner of E. 16th Street and Alameda Street. Entrance/exit for visitors and employees is the left door and deliveries are through the right door. Project occupies the entire Unit 6 and 7, there are no subleases. The Project does not involve the expansion of any structures beyond the existing footprint and this is a fully existing structure in which interior tenant improvements and minor alterations have been made.

Project Requests: CE - Categorical Exemption, CANNABIS - Retail Storefront (Type 10)

Presenting annual licensing application. Alameda and Washington, owners have renovated the site. They are present with other retail businesses. Brand is Jungle Boys. Store access is currently difficult through Alameda. Project site currently surrounded by vacant storefronts, ready for move-in.

Reeyan: Is the tenant only retail?

Arthur: Yes, purely retail. Hezekiah was one of the first cannabis dispensaries that opened in Los Angeles. They have a separate cultivation facility in Vernon.

Reeyan: Are there additional security measures due to the area being very desolate at night (being an industrial area).

Arthur: In addition to physical security, the back area has a fence that people could hop over and break in. So the operator removed all the doors from the back area to prevent break-ins, and installed additional cameras with landlord's permission. Management is able to check in for camera footage. Open communication with landlord. Admits it is a very rough area currently.

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

Y(6), N(0), Abstain(3), Absent (2)

b. **Presentation by:** Will Brown

Case Number: [ZA-2024-3956-CUB](#)

Project Name / Location: Rising Realty Partners / 601 W 5th Street

Project Contact: Will Brown

Neighborhood: Financial District

Project Description: A Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed new restaurant in the C2-4D Zone.

Project Requests: Letter of support for CUB - Conditional Use Beverage - alcohol

Johnathan Yang presenting instead of Will Brown.
Project is in the CalEdison building in Financial District. 5,000 sq ft restaurant. Other tenants include SweetGreen and a coffee shop. Taking over the Bunker Hill Bar space.
Affordable food option and happy hour space that is currently lacking in the area.
Same floor plan as prior restaurant, plus seating within the lobby.
Demarcated with some kind of physical barrier.
Estimated opening Fall 2025, depending on a tenant.

Justin: is the commercial broker, so must abstain. Working with other prospective tenants.

Hearing date in early December.

Patti motioned to submit a letter of support with standard conditions, Michael seconded.
Y(8), N(0), Abstain (1)

8. 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).
9. Committee member announcements
DTLA 2040 was reviewed in PLUM today, most of our recommendations were passed.

Next Meeting: November 19, 2024

Adjourn 7:04PM

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.

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.*

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.