

CITY OF LOS ANGELES

CALIFORNIA



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PLANNING & LAND USE COMMITTEE

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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 November 19, 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 **6:32PM**

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

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 prior meeting.
DZ motioned to approve, RR seconded
Y(9) N (0) Abstain(0)

5. Declarations of Ex Parte communications

6. Old Business (All items for discussion and possible action)
 - a. **Presentation by:** Gabe Kramer
Case Number: EIR Number: [ENV-2021-4071-EIR](#) Case Number: [VTT-82974-CN-HCA](#)
Project Name / Location: 400 S Central Ave
Project Contact: Larry Rauch, 213.624.1831
Neighborhood: Arts District (before marking, please note the 7th ST boundary differentiating DTLA & ADLT NC jurisdictions)
Project Description: FEIR available at:
<https://planning.lacity.gov/development-services/eir/fourth-central-project-2>
Project Description: The Fourth & Central Project (Project) would generally be located at 400 S. Central Avenue and consist of three distinct sites (North, South, and West Sites), with a total land area of approximately 7.7 acres [333,603 gross square feet of lot area pre-dedication]. The Project Site is comprised of the following areas: North Site (1.35 acres) located at the northeast corner of 4th Street and Central Avenue; South Site (5.98 acres) located south of 4th Street between Central Avenue and Alameda Street; and West Site (0.32 acres) located at the northwestern intersection of Gladys Avenue and Central Avenue. The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and would adaptively reuse, if feasible, a portion of a six-story cold storage building on the North Site, while demolishing the remaining warehouse uses. The Project

would include a mix of residential, office, and restaurant/retail uses within 10 distinct buildings within the Project Site totaling up to 2,318,534 square feet of floor area. The Project would include: 1,589 residential units, including affordable housing units, totaling 1,761,673 square feet; 411,113 square feet of office uses; and 145,748 square feet of restaurant/retail uses. The Project would include 90,113 square feet of publicly-accessible open space, including paseos between Central Avenue and Alameda Street, plazas, and pocket parks, within the North and South Sites. The proposed buildings would range in height from two to 30 stories, with a maximum height of 364 feet. Parking would be provided in up to four levels of subterranean parking and in above-grade parking podiums.

Project Requests: Letter of Support, Public Presentation

Alan Pullman - Studio OneEleven provided architectural presentation Project design guided by core objectives of DTLA 2040, as well as community input - meetings, event presentations, small group meetings, business canvassing.

Project has been evolving since draft EIR based on site development and community input.

Highlights - Reducing north tower height to 30 stories from 40+ removing hotel, increasing of housing units and affordable housing units. 5% for extremely low, 11% for very low

Over 2 acres of publicly accessible green/open spaces, no gates proposed.

11 different buildings, including reuse of cold storage building.

Adding over 400 trees.

Designed a slow speed street crossing the center to create more east-west connections (Central and Alameda).

In response to community concerns, proposing sidewalk improvements on the north side of the site on Central.

Edgar Khalatian - CEQA review process summary

EIR circulated for over 60 days, final EIR released 10/25/24 with responses to all comments.

Entitlements - design is generally consistent with DTLA 2040

Adam Turner (ADLT-NC) in personal capacity, cant speak on behalf of NC. Appreciates the intake of community feedback on the project.

Committee comments:

Reeyan: Concerns about east-west cut through traffic. What are mitigation efforts to prevent congestion issues?

Alan: Made cut-through fairly narrow. Access to parking is on 5th and Central. Helps with fire protection as it can become a fire lane. It can be closed ad-hoc. Hoping it's so narrow that it won't be used. Really a right-turn out only so won't get people anywhere.

Roger: It's really a private driveway

Reeyan: What's the intended street level usage and more details on the street improvements?

Alan: Really important to connect to the neighborhood. Retail, live/work spaces, active spaces along the street primarily. Almost all of the edges

have been programmed for active uses. Loading zones focused on internal facades.

Roger: They really have high expectations to have high pedestrian activity.

Reeyan: In the EIR, team spoke with DOT, who recommended improvements related to crosswalks along Alameda and Central. Is the team considering those improvements as a discretionary choice or take them on?

Edgar: working with traffic engineer and architectural team to take into consideration.

PB motioned to submit a letter of support, RR seconded additional conditions to the standard six -

- 1) applicant work with LADOT and BOE to study installation of pedestrian crossing signalling
- 2) traffic mitigation to prevent vehicular cut-through traffic

Y(9), N(0), Abstain(0)

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

a. **Presentation by:** Lee Rabun

Case Number: [ZA-2017-3062-CUB-PA1](#)

Project Name / Location: The Orpheum Theatre, 842 S. Broadway

Project Contact: Steve Needleman

Neighborhood: Historic Core

Project Description: Plan approval application to permit a 3,626 sq ft expansion to an existing 43,600 sq ft theater, with hours of operation from 2 PM to 2 AM daily (same hours as permitted for the theater use). The expansion will include a seating capacity for approximately 60 patrons, the sale and dispensing of a full line of alcoholic beverages for on-site consumption, and live entertainment, all within the [Q]C5-4CDO zone.

Project Requests: CE - Categorical Exemption, CUB - Conditional Use Beverage – alcohol / Type 47 (full liquor with food service)

Add Broadway Bar space to the Orpheum Club to rebrand. Only work needed is to remove an interior wall that currently divides theater from the bar. Hours will remain the same, no dance hall requested.

Expansion for more ancillary space, not always used as a bar necessarily.

Committee comments:

Reeyan: Will security be expanded? What is your queueing plan?

Steve Needleman: Security is required by the CUP. Still have to enter through the main doors of Orpheum Theater. Would implement the same security at the Broadway Bar doors if that area will be utilized for an event. The only connection for the two spaces will be a double door. All patios etc will be the same format.

Steve owns properties on both sides, and has not had any queueing issues.

Justin: Would re-opening a bar become a consideration in the future?
Steve: It's difficult when he needs to close it to the public for events.

RR motioned to submit letter of support with additional condition of crowd mgmt plan for large events, Michael seconded
Y(8), Abstain (1)

- b. **Presentation by:** Lee Rabun
Case Number: [ZA-2024-3901-MCUP](#), and [ZA-2024-3906-MPA](#)
Project Name / Location: Mitsui Fudosan DTLA, 732 S. Figueroa St.
Project Contact: Mike Ayaz, Esq.
Neighborhood: Financial District
Project Description: Pursuant to L.A.M.C Section 12.24-W,1, a Main Conditional user Permit to allow the sale and dispensing Of a full line of alcoholic beverages for on-site consumption in conjunction with three (3) licensed premises; and Pursuant to L.A.M.C. Section 12.24-M-1, a Main Plan Approval to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed 29,276 square-foot health/private club located on Level 5, and a proposed 3,610 square-foot outdoor Dining/Lounge Area located on Level 41; in the C2-4D zone.
Project Requests: CE - Categorical Exemption, CUB - Conditional Use Beverage – alcohol / Type 47 (full liquor with food service)

Newly built 41 story mixed use building. 438 apartment units. Filed CUP in June to permit up to 3 restaurants.

First restaurant is a health/private club, rooftop lounge under ownership of Mitsui Fudosan, for residents of the building and guests only.
Other 2 are on ground floor, conceptual at this point.

ZA approved both letters of determination already. Agenda submission process was confusing which caused for delay in appearing before PLUC.

Reeyan: For the residents' lounge, how is the operator planning to mitigate nuisance issues?

Included in the lease provisions is a code of conduct, the facility is very sophisticated in surveillance of public spaces, staffing will be present. Have these in other residential towers and haven't seen any major issues.

Patti motioned to submit a letter of support with standard conditions, and emphasize the operator change notification, Reeyan seconded.
Y(8), N(0), Abstain(1)

- c. **Presentation by** Matthew Mello
Case Number: [ZA-2019-7012-SPP-CUB-CUX-PA1](#)
Project Name / Location: The Bellwether, 333 S Boylston St., Los Angeles, CA 90017
Project Contact: Casey Lowdermilk; casey@thebellwetherla.com
Neighborhood: Civic Center

Project Description: An approval of plans to permit the continued on-site sale & consumption of a full line of alcoholic beverages and live entertainment w/ dancing in conjunction with a mixed-use entertainment venue as required by condition #13 of the parent grant.

Project Requests: CUB - Conditional Use Beverage - alcohol, CUX - Adult Entertainment (Night club), SPP - Specific Plan Project Permit Compliance

Reeyan motioned to submit a letter of support with standard conditions, Patti seconded.

Y(9), N(0), Abstain(0)

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9. Committee member announcements

Next Meeting: January 21, 2025

Adjourn 8:07PM

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.) –

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.