

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
OFFICERS**

JENS MIDTHUN
PRESIDENT

TERESA Y. HILLERY
VICE PRESIDENT OF ADMINISTRATION

DAMION WAGNER
VICE PRESIDENT OF
OUTREACH & COMMUNICATIONS

TERIN NGO
SECRETARY

TATHEER ADNAN
TREASURER

**CITY OF LOS ANGELES
CALIFORNIA**



WWW.DLANC.COM

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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
BOARD OF DIRECTORS**

VIRTUAL MEETING AGENDA

Google Meets Online or By Telephone

Video call link: <https://meet.google.com/zsy-jsis-vvc>

Or dial: (US) +1 240-766-5905 PIN: 348 429 649#

Tuesday, November 14, 2025 - 6:30 PM

Contact: jens.midthun@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 a la Secretaría Terin Ngo por correo electrónico terin.ngo@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

Yvette Ayers		Daniel Calderas	
Jens Midthun		Tatheer Adnan	
Monique Alvarado		Damion Wagner	
Terin Ngo		Randy Gonzalez	
Heera Kapoor		Adriana Velazquez	
Oliver Alpuche		Paul Kaufman	
Melissa Manousos		Dennis W. Fried	
Andrew Wong		Amy Mack	
Lori Aliksanian		Israel Batiz	
Teresa Y. Hillery		Robert Martinez	
Leonel Aguilar		Vacant (Central City East Resident)	
Payas Parab		Vacant (Central City East Resident)	

General Public Comment on Non-Agenda Items:

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).

2. Declaration of Ex-Parte Communications

3. President's Report

4. Speakers

- a. City/County/State/Federal elected officials or representatives
- b. Liaisons Reports

5. Board Seats (all items subject to discussion and possible action)

- a. Announcement of vacant board seats
 - i.

Information on how to sign up to fill a vacant board seat be found here:
<https://dlanc.com/open-seats/>

- b. Appointment of vacant board seats (include any Rules and Selections Committee Recommendations)
 - i. At-Large Director (formerly Central City East Resident Director)
 - ii. Central City East Resident Director

Information on active candidates for these seats can be found here:
<https://dlanc.com/open-seats/>

- c. Appointment of alternates members
 - i. Appointment of Ubel Perez as an alternate for Heera Kapoor - South Park Business Director

6. Approval of Minutes (all items subject to discussion and possible action)

- a. Approval of October 2025 Board of Directors Minutes

7. Consent Calendar (all items subject to discussion and possible action)

- a. None

8. Old Business (all items subject to discussion and possible action)

- a. None

9. New Business (all items subject to discussion and possible action)

a. Budget & Finance / Treasurer Items

- i. Approval of March 2025 MERS
- ii. Approval of May 2025 MERS
- iii. Approval of June 2025 MERS
- iv. Approval of July 2025 MERS
- v. Approval of August 2025 MERS
- vi. Approval of September 2025 MERS
- vii. Approval of October 2025 MERS

b. Planning & Land Use Committee:

i. Case Number: [ZA-2025-3795-CUB](#)

Project Name / Location: Bar Franca, 438 S. Main St., Los Angeles, CA 90013

Project Contact: Emily Kiwa Tanaka

Neighborhood: Historic Core

Project Description: A Conditional Use Beverage (CUB) permit to allow the sale and dispensing of a full line of alcoholic beverages (Type 48 license) for both on-site and off-site consumption at an existing lounge/tavern.

Recommended action: DLANC submit a **Letter of Support** which is conditioned on the following [ZA-2025-3737-CUB](#)

CONDITION 1: Owner/Operator will come back and present to DLANC PLUC should owner/operator change.

CONDITION 2: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 3: Owner/Operator shall provide adequate architectural , area, or security lighting along the Damon Street frontage of the site.

ii. **Case Number:** [ZA-2025-541-CUB](#)

Project Name / Location: Petra Market, 655 S. Flower St., Los Angeles, CA

Project Contact: Liliger Damaso, Rob De La Torre, Loay Lazghoul

Neighborhood: Civic Center/Financial District

Project Description: A Conditional Use Permit (CUB) to allow the sale of a full line of alcoholic beverages (Type 21 ABC license) for off-site consumption at a 2,182 sq ft market. The requested hours for alcohol sales are 10:00 AM to 2:00 AM daily.

Recommended action: DLANC submit a **Letter of Support** which is conditioned on the following [ZA-2025-541-CUB](#) Subject to ten Conditions

CONDITION 1: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 2: Owner/Operator will come back and present to DLANC PLUC should the owner/operator change.

CONDITION 3: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 4: Owner/Operator shall work with the property owner to install multiple "No Loitering or Public Drinking" signs outside of the subject facility, compliant with LAMC Sec. 41.24. Additionally, the Owner/Operator shall file and have a valid Trespass Arrest Authorization form recorded with LAPD Central Division. The Owner/Operator shall present a copy of the recorded Trespass Arrest Authorization form to the satisfaction of the Department of City Planning as a condition of approval.

CONDITION 5: Owner/Operator shall work with the property owner to install additional architectural, area, or security lighting along the Flower Street frontage and the portion of the northside of the building fronting the adjacent structure at 800 Wilshire.

CONDITION 6: Owner/Operator shall provide the Department of City Planning and LAPD with a copy of the security plan that shows regular exterior perimeter security checks. The Owner/Operator shall also provide additional security monitoring devices such as PTZ cameras to be installed along the perimeter of the subject facility, including adequate camera coverage of the adjacent portion of the exterior adjacent to 800 Wilshire.

CONDITION 7: Owner/Operator shall ensure a camera surveillance system is operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the LAPD.

CONDITION 8: Owner/Operator shall meet with the LAPD Central Division and comply with any additional conditions set forth by the LAPD as a condition of approval. The CUB grant shall also be conditioned on presenting proof to the Zoning Administrator and the Department of City

Planning that the applicant has met with the LAPD and has addressed any public safety concerns tied to their continued operations prior to the effectuation of the CUB grant.

CONDITION 9: Owner/Operator shall retain an on-site security guard at all hours of operations. The security guard shall routinely patrol the exterior of the property.

CONDITION 10: Owner/Operator shall not sell wine coolers, malt beverages or pre-mixed distilled spirit cocktail beverages in single containers of 16 oz. or less and must be sold in manufacturer prepackaged multi-unit quantities.

c. **Livability Committee - None**

d. **Foreign & Domestic Affairs Committee - None**

e. **Outreach & Communications - None**

f. **Urban Issues & Resources Committee - None**

10. General Public Comment on Non-Agenda Items:

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11. Board Members and Committee Announcements

12. Next meeting: December 9, 2025 6:30pm

13. Adjournment

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, terin.ngo@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.*

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.*