

# CITY OF LOS ANGELES

## PLANNING & LAND USE COMMITTEE

ANDREW WONG, AIA  
CHAIR

JENS MIDTHUN (EX OFFICIO)

AMY MACK  
OLIVER ALPUCHE  
PAUL KAUFMAN  
DENIS CRUZ  
RUTHIE GOULS  
MARK OBERHOLZER  
REEYAN RAYNES  
ASHLEY CRAIG  
ROBERT PALLMANN  
JUSTIN WEISS

CALIFORNIA



WWW.DLANC.COM

EMAIL: INFO@DLANC.COM

## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE MEETING MINUTES

**Tuesday, October 21, 2025 - 6:30 PM**

**Contact:** [PLUC@dlanc.com](mailto: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 a la Secretaría Terin Ngo por correo electrónico [terin.ngo@dlanc.com](mailto: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.

**Please note that we are asking presenters to limit their presentations to 10 minutes for a development project, CUB or other items.**

### **1. Call to Order / Roll Call - 6:33pm**

11 Present (P), 1 Absent (A), Not Counted for Quorum (\*P)

Andrew Wong, AIA (Chair)	P	Oliver Alpuche	P @ 6:50 pm
Jens Midthun (Ex Officio)	*P	Reeyan Raynes	P
Amy Mack	P	Robert Pallmann	P
Denis Cruz	P	Ashley Craig	P
Ruthie Gould	P	Mark Oberholzer	P
Paul Kaufman	P	Justin Weiss	P

2. 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).

**Public Comment:** Two public comments about meeting access

3. Chair's Welcome

4. Approval of the April 2025 meeting [minutes](#)

**Motion:** To approve the minutes

**Mover:** Reeyan Raynes **Seconder:** Andrew Wong

**Public Comment:** No Public Comment

**Action:** Minutes approved

**Committee Vote:** Y (10), N (0), Abstention (0), Recusal (0)

5. Declarations of Ex Parte communications

Reeyan declared an ex parte communication

**6. Discussion and possible action on appointing a committee secretary and/or authorizing committee members to assist with administrative items**

**Action:** No action taken, discussion only

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

- a. None

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

- a. **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.

**Project Requests:** Letter of Support. Type 48 Full Line of Alcoholic beverages both on and off site MPA - Main Plan Approval

**Motion:** Approve the applicant's request and send a letter of support with standard conditions

**Mover:** Reeyan Raynes **Seconder:** Marks Oberholzer

**Public Comment:** Frank commented that beer is more relevant to wine as alcohol level is higher.

**Action:** Motion Passes

**Committee Vote:** Y 10), N (0), Abstention (0), Recusal (0)

- b. **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.

**Motion:** Approve the applicant's request and send a letter of support with 10 additional conditions

**Mover:** Reeyan Raynes **Second:** Justin Weiss

**Public Comment:** Three public comments concerning public safety in front of and near the applicant's establishment. Security issues are not the responsibility of the business owner.

**Board Comment:** Concerns about loitering, security plans and LAPD Vice complaints. Amy Mack concerns around the area. Denis reiterated that the late hours of 2pm is a concern. Justin Weiss concerned with area security and stated that it is on a high risk block. Andrew Wong suggested that the client speak with LAPD Sen Lead Officer SGT Al Flores. Reeyan Raynes suggest additional conditions. Andrew Wong suggests that the committee will rely on LAPD for direction. Andrew Wong explained his phone conversation with Sgt. Al Flores cited that there were multiple complaints and the client was uncooperative with the LAPD. Mark Oberholzer concerned that there was not a complete presentation. Reeyan Raynes offered to Applicants that they reach out to LAPD and reapproach the issues at the DLANC Board Meeting.

**Action:** Motion Passes

**Committee Vote:** Y (7), N (2), Abstention (2), Recusal (0)

#### 8. 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).

**Public Comment:** One public comment about local and state politics.

#### 9. Committee Announcements

#### 10. Next Meeting: November 18, 2025

## 11. Adjournment - 8:00 pm

**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](mailto:ethics@lacity.org)/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://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](http://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](mailto: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*

