CITY OF LOS ANGELES

CALIFORNIA

PLANNING & LAND USE COMMITTEE

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JUSTIN WEISS

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

WWW.DLANC.COM

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

Little Tokyo Library, Meeting Room
203 S Los Angeles St, Los Angeles, CA 90012

Tuesday, November 18, 2025 - 6:30 PM-7:55PM

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 a la Secretaría Terin Ngo por correo electrónico terin.ngo@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.

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:** 6:30 pm

8 Present (P), 30 Not Counted for Quorum (*P), 3 Absent (A)

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

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).

3. **Chair's Welcome**

4. **Approval of the October 2025 meeting minutes**

   Motion: To approve the minutes
   Mover: AW **Seconder:** RR

   Public Comment: None

   Action: Minutes approved
   Committee Vote: Y (8), N (0), Abstention (0),

5. **Declarations of Ex Parte communications**

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

   a. Discussion and possible action on implementing Associates PLUC Members.

      Action: To implement Pilot program with attending associates Minh Tri Vu and Jola Idowu

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

   a. **Case Number:** ZA-2025-5537-CUB

      Staff Assigned: ANDRES GUTIERREZ

      Project Name / Location: California Wine Exchange, 1050 S. Flower St Unit 167 Los Angeles CA 90015

      Project Contact: Veronica Becerra

      Neighborhood: South Park

      Project Description: Conditional Use Permit to allow beer and wine for the on site sales and consumption and off site sales

      Project Requests: Letter of Support. Type 42 ABC License (On-site/Off-site Beer and Wine)

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

      Public Comment: Christopher concerned with public signatures

      Action: Motion Passes

      Committee Vote: Y 8, N (0), Abstention (0), Recusal (0)

   b. **Case Number:** ZA-2021-9771-CUB

      Staff Assigned: MONIQUE ACOSTA

      Project Name / Location: Proper Hotel 1100 S Broadway., Los Angeles, CA

      Project Contact: Emily Kiwa Tanaka

      Neighborhood: Fashion District / Alameda East

Project Description: Project is the Proper Hotel which is an existing hotel with restaurants, bars/lounges, cafe and banquet hall. Requesting a new CUP to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and dancing. The Hotel operates 24 hours daily, and the restaurants, bars/lounges, cafes and banquet halls operate from 6am to 2am, daily.

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

Mover: RR **Seconder:** DO

Public Comment: None

Action: Motion Passes

Committee Vote: Y 8, N (0), Abstention (0), Recusal (0)

c. **Presentation**: Marcell Hilliard Artificial Intelligence implementation in LAPD for the purposes of Planning and Land Use issues

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Public Comment: None

9. **Committee Announcements**
10. **Next Meeting:** December 16, 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*

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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*