

CITY OF LOS ANGELES
CALIFORNIA



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**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

**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, December 9, 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 @ 6:33pm

20 Present (P), 4 Absent (A), 0 (P*) Not counted for Quorum per SB411

Adriana Velazquez	P ▾	Melissa Manousos	A ▾
Amy Mack	P ▾	Michael Williams	P ▾
Andrew Wong	P ▾	Monique Alvarado @	P ▾
Damion Wagner @6:34	P ▾	Oliver Alpuche	P ▾
Daniel Calderas	A ▾	Paul Kaufman	P ▾
Dennis Fried @6:37	P ▾	Payas Parab	P ▾
Heera Kapoor (Alt- Ubel Perez)	P ▾	Randy Gonzalez (Alt- Paul Gamberg)	P ▾
Israel Batiz	P ▾	Robert Martinez	A ▾
Jens Midthun	P ▾	Tatheer Adnan	P ▾
Jeremy Masys	P ▾	Teresa Y. Hillery	P ▾
Leonel Aguilar	P ▾	Terin Ngo	P ▾
Lori Aliksanian	P ▾	Yvette Ayers	A ▾

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).

- Tom Grode - New exhibit “Hotels in Crisis”

2. Declaration of Ex-Parte Communications

3. President’s Report

4. Speakers

- City/County/State/Federal elected officials or representatives
 - Gabriela Agarie- Council District 1 donations, food distribution, diff schools and non-profits for food bags.
 - Laura Hamilton- Sr. Deputy of SR Housing Services from Mayor’s office, looked at draining systems, LA Sanitation
 - Kelli Lloyd- busy with holiday requests, tunnel closure impacting, internal evaluation from team and will share more in the new year w/ DLANC

b. Liaisons Reports

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

i. None

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

a. Approval of [November 2025 Board of Directors Minutes](#)

Motion: Jens Midthun moves to approve.

Mover: Damion Wagner **Seconder:** Payas Parab

Board Vote: Yes (20), No (0), Abstain (0), Ineligible (0)

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. Approve the creation of the Business & Innovation Ad Hoc Committee along with Mission Statement with Payas Parab as Chair.

Motion: Jens Midthun moves to approve mission statement, chair, add- "The Committee may identify innovations for the Neighborhood and DLANC.

Mover: Jens Midthun **Seconder:** Teresa Y. Hillery

Board Vote: Yes (20), No (0), Abstain (0), Ineligible (0)

b. **Budget & Finance / Treasurer Items**

i. None

c. **Planning & Land Use Committee:**

i. **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

Recommended action: DLANC submit a [Letter of Support](#) which is conditioned on the following [ZA-2025-5537-CUB](#)

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

Motion: Andrew Wong moves to approve a letter of support with 3rd condition- Ground floor retail is transparent for visibility.

Mover: Andrew Wong **Secunder:** Paul Gamberg

Board Vote: Yes (All), No (0), Abstain (0), Recuse (0)

ii. **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.

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 the 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.

Motion: Andrew Wong moves to approve a letter of support with 3rd condition- Ground floor retail is transparent for visibility.

Mover: Andrew Wong **Secunder:** Jens Midthun

Board Vote: Yes (All), No (0), Abstain (0), Recuse (0)

d. **Rules and Selections Committee**

- i. Discussion on DLANC Bylaws update process
- ii. First reading of Staggered Terms and Term Limits.
 - [Board feedback was provided and will be revisited.](#)

e. **Livability Committee - None**

- i. Discussion and possible action to send a [letter](#) regarding street racing mitigation on Lower Grand Avenue in Bunker Hill.

Committee Vote: Y (5), N (0), Abstention (0), Recusal (0), Absent (0)

Motion: Jens Midthun moves to send a letter.

Mover: Jens Midthun **Secunder:** Lori Aliksanian

Board Vote: Yes (All), No (0), Abstain (0), Recuse (0)

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

g. **Outreach & Communications - None**

- i. Discussion and possible action to have a Juneteenth event in June. Budget is \$3000. Monies to come from Outreach Budget - Tabling/Events line item.

- Jackie Broxton- History of Bidy Mason

Motion: Jens Midthun moves to approve motion.

Mover: Jens Midthun **Secoder:** Tatheer Adnan

Board Vote: Yes (18), No (0), Abstain (0), Ineligible (1)

Adriana Velazquez	Yes ▾	Melissa Manousos	- ▾
Amy Mack	Yes ▾	Michael Williams	In ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	Yes ▾
Daniel Calderas	- ▾	Paul Kaufman	Yes ▾
Dennis Fried	Yes ▾	Payas Parab	Yes ▾
Heera Kapoor (Alt- Ubel Perez)	Yes ▾	Randy Gonzalez (Alt- Paul Gamberg)	Yes ▾
Israel Batiz (not present during vote)	- ▾	Robert Martinez	- ▾
Jens Midthun	Yes ▾	Tatheer Adnan	Yes ▾
Jeremy Masys	Yes ▾	Teresa Y. Hillery	Yes ▾
Leonel Aguilar	Yes ▾	Terin Ngo	Yes ▾
Lori Aliksonian	Yes ▾	Yvette Ayers	- ▾

h. **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: January 13, 2025 - 6:30pm

13. Adjournment @ 8:51pm

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.