

CITY OF LOS ANGELES CALIFORNIA

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



WWW.DLANC.COM

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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL BOARD OF DIRECTORS

VIRTUAL MEETING MINUTES

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, April 14, 2026 - 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 JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THIS DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

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. **California Government Code Section 54953.8(b)(3).**

The 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. **California Government Code Section 54953.8(b)(4).**

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. **California Government Code Section 54953.8(b)(5),**

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed.

California Government Code Section 54953.8(b)(6)(A),

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

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 of the Committee.

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 @ 6:41pm

Adriana Velazquez	P ▾	Michael Williams (late)	P ▾
Amy Mack (left early)	P ▾	Melissa Manousos	P ▾
Andrew Wong	P ▾	Monique Alvarado	P ▾
Damion Wagner	P ▾	Oliver Alpuche	P ▾
Daniel Calderas	P ▾	Paul Kaufman	P ▾
Dennis Fried	P ▾	Payas Parab	P ▾
Heera Kapoor	P ▾	Randy Gonzalez	P ▾
Israel Batiz (late)	P ▾	Robert Martinez	P ▾
Jens Midthun	P ▾	Tatheer Adnan	A ▾
Jeremy Masys	P ▾	Teresa Y. Hillery	P ▾
Leonel Aguilar (left early)	P ▾	Terin Ngo (late 6:45pm)	P* ▾
Lori Aliksanian	P ▾	Yvette Ayers	A ▾

22/24 Board members present. 20 additional attendees.

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).

- [Frank Zalez](#)
- [Paul Gamberg](#)

3. Declaration of Ex-Parte Communications

- [Jens Midthun](#)
- [Heera Kapoor](#)
- [Robert Martinez](#)
- [Monique Alvarado](#)
- [Teresa Y. Hillery](#)
- [Melissa Manousos](#)

4. President's Report

- [Tatheer Adnan, Treasurer resignation](#)
- [Transportation Area Rights](#)
- [Public Safety Forum- Apr 23, 2026](#) Virtual.
- [LA Metro- Priority Bus Lanes on Broadway \(rescheduled\)](#)

5. Speakers

- a. Presentation from Adrian Fayad - Film LA.
 - [A.F. Community Outreach Liaison- presentation of slides.](#)
 - [Coordinates film permits for Greater LA.](#)
 - [24hr Hotline 213-977-8600 \[info@filmla.com\]\(mailto:info@filmla.com\)](#)
 - [Film Notifications go out 48hrs in advance.](#)
- b. City/County/State/Federal elected officials or representatives
 - [Jarvis Emerson- Budget season. Mayor is protecting Skidrow. May not be increase, but not expecting decrease.; April 20th on Towne St- SPCA will bring pet services free of charge.](#)
 - [Adam Acosta CD14- Street lighting repairs.; Fiesta Broadway- Temple to Broadway, Saturday 11-6pm.](#)
- c. Liaisons Reports
 - [Monique Alvarado, Homelessness & Social Services- Updates on DPSS](#)

6. Election of Executive Officers

- a. Discussion and possible action to appoint a Treasurer (effective 4/16).
 - [Nominations: Payas Parab, Melissa Manousos- defer to Payas Parab.](#)

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

Adriana Velazquez	Yes ▾	Melissa Manousos	Yes ▾
Amy Mack	- ▾	Michael Williams	Yes ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	Yes ▾
Daniel Calderas	Yes ▾	Paul Kaufman	Yes ▾
Dennis Fried	Yes ▾	Payas Parab	Yes ▾
Heera Kapoor	Yes ▾	Randy Gonzalez	Yes ▾
Israel Batiz	Yes ▾	Robert Martinez	Yes ▾
Jens Midthun	Yes ▾	Tatheer Adnan	- ▾
Jeremy Masys	Yes ▾	Teresa Y. Hillery	Yes ▾
Leonel Aguilar	- ▾	Terin Ngo	Yes ▾
Lori Aliksanian	Yes ▾	Yvette Ayers	- ▾

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

- a. Approval of March 2026 Board of Directors Minutes.
- b. Appointment of Jeremy Masys and Robert Martinez as Community Impact Statement. (CIS) Filers and removal of Leonel Aguilar as an approved filer.
- c. Appointment of Eleanor Dolgin, as an Alternate for Monique Alvarado in the Central City East Business Director seat.
 - i. Approval of January 2026 MERS.
 - ii. Approval of February 2026 MERS.
 - iii. Approval of March 2026 MERS.
 - iv. Discussion and possible action to renew the annual Zoom license for the fiscal year 25-26. Expenditure not to exceed \$300. Monies to come from the Office Budget Line Item.

Motion: Jens Midthun moves to approve Consent Calendar.

Mover: Jens Midthun **Seconder:** Robert Martinez

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

Adriana Velazquez	Yes ▾	Melissa Manousos	Yes ▾
Amy Mack	- ▾	Michael Williams	Yes ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	Yes ▾
Daniel Calderas	Yes ▾	Paul Kaufman	Yes ▾
Dennis Fried	Yes ▾	Payas Parab	Yes ▾
Heera Kapoor	Yes ▾	Randy Gonzalez	Yes ▾
Israel Batiz	Yes ▾	Robert Martinez	Yes ▾
Jens Midthun	Yes ▾	Tatheer Adnan	- ▾
Jeremy Masys	Yes ▾	Teresa Y. Hillery	Yes ▾
Leonel Aguilar	- ▾	Terin Ngo	Yes ▾
Lori Aliksonian	Yes ▾	Yvette Ayers	- ▾

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

a. None

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

b. Livability Committee

Motion: Jens Midthun moves to bundle and vote on Livability CIS letters in support.

Mover: Jens Midthun **Second:** Heera Kapoor

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

Adriana Velazquez	Yes ▾	Melissa Manousos	Yes ▾
Amy Mack	- ▾	Michael Williams	Yes ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	- ▾
Daniel Calderas	Yes ▾	Paul Kaufman	Yes ▾
Dennis Fried	Yes ▾	Payas Parab	- ▾
Heera Kapoor	Yes ▾	Randy Gonzalez	Yes ▾

Adriana Velazquez	Yes ▾	Melissa Manousos	Yes ▾
Amy Mack	- ▾	Michael Williams	Yes ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	- ▾
Daniel Calderas	Yes ▾	Paul Kaufman	Yes ▾
Israel Batiz	Yes ▾	Robert Martinez	Yes ▾
Jens Midthun	Yes ▾	Tatheer Adnan	- ▾
Jeremy Masys	Yes ▾	Teresa Y. Hillery	Yes ▾
Leonel Aguilar	- ▾	Terin Ngo	Yes ▾
Lori Aliksanian	Yes ▾	Yvette Ayers	- ▾

- i. Discussion and possible action to submit a [Community Impact Statement](#) in support of [CF 26-0386](#): Abandoned Structures Demolition / Fire Risk / Due Process Protocols / Owner Notification / Final Opportunity to Abate.

Committee Vote: Y (4), N (0), Abstention (0)

- ii. Discussion and possible action to submit a Community Impact Statement in support of [CF 19-0131-S2](#): BlueLA EV Carsharing Program / Blink Mobility / Transit Options.

Committee Vote: Y (4), N (0), Abstention (0)

- iii. Discussion and possible action on taking a position and writing a letter regarding the [AltaMed](#) proposed Museum of Chicano and Mexican Art for the Design and Operation of the El Corazón Art Park Project, at the [1st and Broadway Civic Center Park \(FAB Park\)](#): relative to [Board Report 26-030](#) from the Board of Recreation & Parks Commissioners.

Committee Vote: Y (4), N (0), Abstention (0)

- Public Comment: Paul Gamberg, Ixchel Amor, Frank Zalez, Christian Arana, Rolando Chavez
- Altamed- Berenice Constant, Christina Sanchez, Dawn D., Kush Parekh

Motion: Jens Midthun moves to send a neutral position letter.

Mover: Jens Midthun **Second:** Heera Kapoor

Board Vote: Yes (19), No (0), Abstain (-), Ineligible (-)

Adriana Velazquez	Yes ▾	Melissa Manousos	Yes ▾
Amy Mack	- ▾	Michael Williams	Yes ▾
Andrew Wong	Yes ▾	Monique Alvarado	Yes ▾
Damion Wagner	Yes ▾	Oliver Alpuche	Yes ▾
Daniel Calderas	Yes ▾	Paul Kaufman	Yes ▾
Dennis Fried	Yes ▾	Payas Parab	- ▾
Heera Kapoor	Yes ▾	Randy Gonzalez	Yes ▾
Israel Batiz	Yes ▾	Robert Martinez	Yes ▾
Jens Midthun	Yes ▾	Tatheer Adnan	- ▾
Jeremy Masys	Yes ▾	Teresa Y. Hillery	Yes ▾
Leonel Aguilar	- ▾	Terin Ngo	Yes ▾
Lori Aliksanian	Yes ▾	Yvette Ayers	- ▾

- iv. Discussion and possible action to submit a [Community Impact Statement](#) in support of [CF 26-0345](#): Deter Street Takeovers / Traffic Control Mechanisms / Quick-Build Solutions.

Committee Vote: Y (4), N (0), Abstention (0),

- v. Discussion and possible action to submit a [Community Impact Statement](#) in support of [CF 22-1019-S1](#): Curbing Street Takeovers / Safe Street Infrastructure / Safety Treatments / Updated Cost

Committee Vote: Y (4), N (0), Abstention (0),

c. Planning & Land Use Committee

Motion: Jens Midthun moves to bundle PLUC letters of support.

Mover: Jens Midthun **Second:** Andrew Wong

Board Vote: Yes (16), No (0), Abstain (-), Ineligible (-)

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

a. **Case Number:** [ZA-2026-835-MPA](#)

Staff Assigned: Phillip Bazan

Project Name / Location: Ballers DTLA, [750 W 7th St](#), 3rd Level & Rooftop

Project Contact: Wil Nieves [Company: Nieves and Associates]

Applicant: Daniel Briones [Company: Ballers DTLA, LLC]

Neighborhood: Civic Center/Financial District

Project Description: Master Plan Approval (MPA) to allow the on-site sale and consumption of a full line of alcoholic beverages (Type 47), along with live entertainment and patron dancing, in a new 101,617 sq. ft. Social Sports Club/restaurant facility (3rd level and rooftop). Requested hours of operation are from 6:00 am to 2:00 am Daily. The request is in conjunction with Master CUP ZA-2014-1149-MCUP-CUX.

Recommended action: DLANC to submit a [letter of support](#) for the Applicant's request in Case No.: [ZA-2026-835-MPA](#) . Support is conditioned on the following:

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 develop a queuing/crowd management plan for the public right of way and will ensure any barricades, stanchions, or crowd

management devices provide adequate ADA path of travel on the sidewalk for large events. The Owner/Operator shall also ensure any crowd staggering for queuing does not block or impede entry/exit access to adjacent properties.

CONDITION 4: Owner/Operator submit a security plan for review to the Los Angeles Police Department and the Department of City Planning.

CONDITION 5: Owner/Operator works with the Los Angeles Department of Transportation to seek an off-peak hour passenger loading zone in front of the business to facilitate valet, passenger, or ride-share pick-up. Valet operations shall not be conducted in the adjacent “alleyway” known as Lebanon Street, unless Department of Transportation does not grant loading zone along Wilshire Boulevard.

CONDITION 6: Limit the hours of operation from 6 am to 2 am daily.

CONDITION 7: No after-hours use of the restaurant shall be permitted. The premises shall not be exclusively used for private parties, including promotional events, in which the general public is excluded. The owner/operator may host private parties or events where a fixed number of patrons is predetermined and does not exceed the seating capacity or maximum occupancy as approved by the Department of City Planning.

b. **Case Number:** [ZA-2026-740-CUB-CUX](#)

Staff Assigned: Phillip Bazan

Project Name / Location: Prospect Park, [818 Wilshire Blvd](#) (1st Floor/Mezzanine Level)

Project Contact: Wil Nieves [Company: Alcoholic Beverage Licensing Company]

Applicant: Rodney Valentine [Company: Big City Entertainment Group, LLC]

Neighborhood: Civic Center/Financial District

Project Description: Conditional Use Permit (CUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment, DJ, karaoke, piano bar/singer, live bands and public dancing, as accessory uses, in conjunction with the operation of a proposed 5,134 sq. ft. restaurant/bar/lounge (3,915 sq. ft. first floor and 1,219 sq. ft. mezzanine) accommodating 122 seats. Hours of operation requested are from 6 am-4 am daily, with alcohol service until 2 am daily.

Recommended action: DLANC to submit a [letter of support](#) for the Applicant's request in Case No.: [ZA-2026-740-CUB-CUX](#). Support is conditioned on the following:

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 develop a queuing/crowd management plan for the public right of way and will ensure any barricades, stanchions, or crowd management devices provide adequate ADA path of travel on the sidewalk for large events. The Owner/Operator shall also ensure any crowd staggering for queuing does not block or impede entry/exit access to adjacent properties.

CONDITION 4: Owner/Operator submit a security plan for review to the Los Angeles Police Department and the Department of City Planning.

CONDITION 5: Owner/Operator works with the Los Angeles Department of Transportation to seek an off-peak hour passenger loading zone in front of the business to facilitate valet, passenger, or ride-share pick-up. Valet operations shall not be conducted in the adjacent “alleyway” known as Lebanon Street, unless Department of Transportation does not grant loading zone along Wilshire Boulevard.

CONDITION 6: Limit the hours of operation from 6 am to 2 am daily.

CONDITION 7: No after-hours use of the restaurant shall be permitted. The premises shall not be exclusively used for private parties, including promotional events, in which the general public is excluded. The owner/operator may host private parties or events where a fixed number of patrons is predetermined and does not exceed the seating capacity or maximum occupancy as approved by the Department of City Planning.

d. Budget & Finance / Treasurer Items

- i. Discussion and possible action to modify the scope of the Juneteenth event.
 - [Teresa Y. Hillery](#)

e. Outreach & Communications Committee - None

f. Foreign & Domestic Affairs Committee - None

g. Rules and Selections Committee

- i. Bylaws Update
 - [Teresa Y. Hillery- Submitted on time.](#)

h. Business & Innovation Ad Hoc Committee

- i. Committee Update

10. 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).

11. Board Members and Committee Announcements

- [Jens Midthun- Public Safety Forum](#)
- [Paul Kaufman- Hotels in crisis meeting at SRO Museum](#)

12. Next meeting: May 12, 2026 - 6:30pm

13. Adjournment @ 8:57pm

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: *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.