

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

PAYAS PARAB  
TREASURER

**DRAFT**

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

**IN-PERSON MEETING AGENDA**

**City Hall East - Controller's Room 351  
200 N Main St, Los Angeles, CA 90012**

**Tuesday, June 09, 2026 - 6:30 PM**

**Contact:** [jens.midthun@dlanc.com](mailto: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](mailto: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.

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 @ 6:37pm (Approximately 55 members of the public.)  
21/24 Present (P), 3 Absent (A), 1 Vacant, # (P\*) Not counted for Quorum per SB411**

|                          |            |                                |            |
|--------------------------|------------|--------------------------------|------------|
| <b>Adriana Velazquez</b> | <b>P</b> ▾ | <b>Michael Williams</b>        | <b>P</b> ▾ |
| <b>Amy Mack</b>          | <b>P</b> ▾ | <b>Monique Alvarado 6:40pm</b> | <b>P</b> ▾ |
| <b>Andrew Wong</b>       | <b>P</b> ▾ | <b>Oliver Alpuche</b>          | <b>P</b> ▾ |

|                         |     |                                |     |
|-------------------------|-----|--------------------------------|-----|
| Damion Wagner           | P - | Paul Kaufman                   | P - |
| Daniel Calderas         | P - | Payas Parab 6:40pm             | P - |
| Dennis Fried            | A - | Randy Gonzalez                 | P - |
| Heera Kapoor            | P - | Robert Martinez                | P - |
| Israel Batiz            | A - | Teresa Y. Hillery              | P - |
| Jens Midthun            | P - | Terin Ngo                      | P - |
| Leonel Aguilar          | P - | Yvette Ayers                   | A - |
| Lori Aliksanian         | P - | At-Large Director VACANT       | - - |
| Melissa Manousos 6:43pm | P - | Social Service Provider VACANT | - - |

## 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. Declaration of Ex-Parte Communications

- [Jens Midthun- agenda items](#)
- [Teresa Y. Hillery- applicants for vacant seats](#)

## 4. President's Report

- [Major win for 3rd & Main Art Park](#)

## 5. Speakers

### a. [Metro Broadway Bus Priority Lane Project](#) Presentation

- Tito Corona, Sr. Community Relations Mgr
- James Shahamiri, Sr Director, Project Engineering, Shared Mobility
- Adam to follow up and connect w/ groups.
- Here to take input for the project. Support letters w/ concerns are taken into consideration and continue dialogue.
- Bus Speed & Reliability Initiatives- Focus on bus speed and reliability. Paint and signs that can be modified over time. Bus Lanes & Bus Stop Improvements
- Approx 58k riders daily.
- Proposed Cross Sections: MLK to 11th; 11th to 2nd; 2nd to Cesar Chavez
- Per the feedback by the various groups, will not proceed w/ 11th to 2nd
- Reconnecting Communities & Neighborhoods Grant- 20 locations

- b. City/County/State/Federal elected officials or representatives
  - None.
- c. Liaisons Reports
  - None.

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

- a. Appointment of vacant board seats (include any Rules and Selections Committee Recommendations)
  - i. Social Service Provider Board Seat Vacancy
    - Committee Recommends- Georgia Hawley, Director of Communications for Midnight Mission

**Motion:** Jens Midthun moves to appoint Georgia Hawley.

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

**Board Vote:** Yes (20), No (0), Abstain (1), Ineligible (0)

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

- ii. At-Large Board Seat Vacancy (formerly Central City East)
  - 3 Candidates: Paul Gamberg, Cameron Mohyi, Charity Tyler
  - Committee Recommends- Paul Gamberg

**Motion:** Jens Midthun moves to appoint At-Large Board Seat.

**Mover:** Jens Midthun **Second:** Melissa Manousos

**Board Vote:** Gamberg (15), Mohyi (0), Tyler (0), Abstain (4), Ineligible (0)

|                   |         |                         |         |
|-------------------|---------|-------------------------|---------|
| Adriana Velazquez | Abs ▾   | Michael Williams        | Gamberg |
| Amy Mack          | Gamberg | Monique Alvarado        | Gamberg |
| Andrew Wong       | Gamberg | Oliver Alpuche          | Gamberg |
| Damion Wagner     | Abs ▾   | Paul Kaufman            | Gamberg |
| Daniel Calderas   | Abs ▾   | Payas Parab             | Gamberg |
| Dennis Fried      | - ▾     | Randy Gonzalez          | Gamberg |
| Heera Kapoor      | Abs ▾   | Robert Martinez         | Gamberg |
| Israel Batiz      | - ▾     | Teresa Y. Hillery       | Gamberg |
| Jens Midthun      | Gamberg | Terin Ngo               | Gamberg |
| Leonel Aguilar    | Gamberg | <del>Yvette Ayers</del> | - ▾     |
| Lori Aliksanian   | Gamberg | <i>Georgia Hawley</i>   | - ▾     |
| Melissa Manousos  | Gamberg |                         | - ▾     |

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

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

- a. Approval of [May 2025 Board of Directors Minutes](#)  
**Motion:** Jens Midthun moves to approve consent calendar.  
**Mover:** Melissa Manousos **Second:** Oliver Alpuche  
**Board Vote:** Yes (All present), No (0), Abstain (0), Ineligible (0)
- b. Discussion and possible action to submit a Community Impact Statement in **support** of CF [26-0642](#): Hooper Commons Business Improvement District (BID) / Establishment /2027-2031
- c. Discussion and possible action to submit a **Community Impact Statement in support** of CF [26-0600-S11](#): Budget Motion / City Administrative Officer / Bureau of Street Services / Department of Transportation / Bureau of Street Lighting / Bureau of Engineering / Position Authorities / Active Transportation Program Cycle 6 Projects

**Motion:** Andrew Wong moves to approve.  
**Mover:** Andrew Wong **Second:** Paul Kaufman  
**Board Vote:** Yes (All), No (0), Abstain (0), Ineligible (0)

## 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. Livability Committee**

- i. Discussion and possible action to submit a **Community Impact Statement in support** of CF [26-0737](#): 126 North Broadway / El Corazon Art Park Project / California Environmental Quality Act (CEQA) Appeal.

**Motion:** Robert Martinez moves to submit CIS in support of letter, with an amendment.  
**Amendment:** We are concerned with the lack of transparency in the process and in the conversations with the public.

**Mover:** Robert Martinez **Second:** Lori Aliksanian

**Board Vote:** Yes (All), No (0), Abstain (0), Ineligible (0)

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

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

- i. Approval of April 2026 MERS
- Not ready for approval.
- ii. Approval of May 2026 MERS
- Not ready for approval.
- iii. Discussion and/or possible action for designation of Jens Midthun and Payas Parab as Bank Card Holders.

**Motion:** Jens Midthun moves to approve.

**Mover:** Heera Kapoor **Seconders:** Melissa Manousos  
**Board Vote:** Yes (18), No (0), Abstain (0), Ineligible (0)

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

- iv. Discussion and Possible Action to approve a monthly expenditure not to exceed \$550.00 for Google Workspace (email). Monies to come from the office budget line item. FY 2026-27

- Amendment to include FY 25-26 and FY 26-27

**Motion:** Jens Midthun moves to approve.

**Mover:** Payas Parab **Seconders:** Melissa Manousos

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

|                   |     |                  |      |
|-------------------|-----|------------------|------|
| Adriana Velazquez | - - | Michael Williams | Y... |
| Amy Mack          | - - | Monique Alvarado | Y... |
| Andrew Wong       | Yes | Oliver Alpuche   | Y... |
| Damion Wagner     | Yes | Paul Kaufman     | Y... |
| Daniel Calderas   | Yes | Payas Parab      | Y... |
| Dennis Fried      | - - | Randy Gonzalez   | Y... |
| Heera Kapoor      | Yes | Robert Martinez  | Y... |

|                         |       |                         |        |
|-------------------------|-------|-------------------------|--------|
| Adriana Velazquez       | - -   | Michael Williams        | Y... - |
| Amy Mack                | - -   | Monique Alvarado        | Y... - |
| Andrew Wong             | Yes - | Oliver Alpuche          | Y... - |
| Damion Wagner           | Yes - | Paul Kaufman            | Y... - |
| Daniel Calderas         | Yes - | Payas Parab             | Y... - |
| <del>Israel Batiz</del> | - -   | Teresa Y. Hillery       | Y... - |
| Jens Midthun            | Yes - | Terin Ngo               | Y... - |
| Leonel Aguilar          | Yes - | <del>Yvette Ayers</del> | - -    |
| Lori Aliksanian         | Yes - | Paul Gamberg            | Y... - |
| Melissa Manousos        | Yes - |                         | - -    |

- v. Discussion and Possible Action to approve a monthly expenditure not to exceed \$250 for storage space. Vendors like Extra Space Storage. Monies to come from the office budget line item. FY 2026-27

**Motion:** Jens Midthun moves to approve.

**Mover:** Melissa Manousos **Seconder:** Michael Williams

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

|                         |       |                         |       |
|-------------------------|-------|-------------------------|-------|
| Adriana Velazquez       | - -   | Michael Williams        | Yes - |
| Amy Mack                | - -   | Monique Alvarado        | Yes - |
| Andrew Wong             | Yes - | Oliver Alpuche          | Yes - |
| Damion Wagner           | Yes - | Paul Kaufman            | Yes - |
| Daniel Calderas         | Yes - | Payas Parab             | Yes - |
| <del>Dennis Fried</del> | - -   | Randy Gonzalez          | Yes - |
| Heera Kapoor            | Yes - | Robert Martinez         | Yes - |
| <del>Israel Batiz</del> | - -   | Teresa Y. Hillery       | Yes - |
| Jens Midthun            | Yes - | Terin Ngo               | Yes - |
| Leonel Aguilar          | Yes - | <del>Yvette Ayers</del> | - -   |
| Lori Aliksanian         | Yes - | Paul Gamberg            | Yes - |

|                   |       |                  |       |
|-------------------|-------|------------------|-------|
| Adriana Velazquez | - ▾   | Michael Williams | Yes ▾ |
| Amy Mack          | - ▾   | Monique Alvarado | Yes ▾ |
| Andrew Wong       | Yes ▾ | Oliver Alpuche   | Yes ▾ |
| Damion Wagner     | Yes ▾ | Paul Kaufman     | Yes ▾ |
| Daniel Calderas   | Yes ▾ | Payas Parab      | Yes ▾ |
| Melissa Manousos  | Yes ▾ |                  | - ▾   |

c. **Planning & Land Use Committee**

- i. **Case Number:** [ZA-2026-693-CUB](#)

**Staff Assigned:** Eveline Bravo-Ayala

**Project Name / Location:** Poppa Bottle, [1000 S Hill St.](#)

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

**Applicant:** Veronica Becerra [Company: Rabuild Commercial Services ]

**Neighborhood:** [Historic Core](#)

**Project Description:** A CUB for the sale and dispensing of a full line of alcoholic beverages for off-site sale in conjunction with an existing convenience store located on the ground floor of a multistory residential building.

A Conditional Use Permit pursuant to LAMC 12.24 W 1, to allow the sale and dispensing of a full line of alcoholic beverages for off-site sale in conjunction with an existing 1,209 sq. ft. convenience store located on the ground floor of a multistory residential building operating from 7:00 a.m.-11:00 p.m., Sunday-Thursday, and 7:00 a.m.-12:00 a.m., Friday & Saturday.

**Recommended action:** DLANC to submit a [letter of support](#) for the Applicant's request in Case No.: [ZA-2026-693-CUB](#). Support is conditioned on the following:

**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.

**CONDITION 3:** Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

d. **Rules and Selections Committee - See Above (board seat recommendation)**

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

f. **Outreach & Communications**

- i. Discussion and possible action to do a candidate forum in the fall. Authorization for planning purposes, budget and formal event approval subject to board approval at subsequent meetings.

**Motion:** Jens Midthun moves to explore Candidate Forum in the Fall.

**Mover:** Jens Midthun **Seconder:** Lori Aliksanian

**Board Vote:** Yes (All), No (0), Abstain (3), Ineligible (0)

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

h. **Business & Innovation Ad Hoc Committee - None**

#### 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

- Red Cross is looking for a place to host blood drive.

#### 12. Next meeting: July 14, 2026 - 6:30pm

#### 13. Adjournment @ 9:00pm

**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.*