

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 VIRTUAL SPECIAL MEETING AGENDA

Google Meet joining info

Video call link: <https://meet.google.com/msv-vyin-svc>

Or dial: (US) +1 740-561-3246 PIN: 413 911 586#

Tuesday, August 25, 2026 - 6:30 PM

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.

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 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

Andrew Wong, AIA (Chair)	NA ▾	Oliver Alpuche	NA ▾
Jens Midthun (Ex Officio)	NA ▾	Reeyan Raynes	NA ▾
Amy Mack	NA ▾	Robert Pallmann	NA ▾
Denis Cruz	NA ▾	Ashley Craig	NA ▾
Ruthie Gould	NA ▾	Mark Oberholzer	NA ▾
Paul Kaufman	NA ▾	Justin Weiss	NA ▾
Min Tri Vu (A)	NA ▾	Jola Idowu (A)	NA ▾
Darian Mauriello (A)	NA ▾		

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 June 2026 meeting [minutes](#)

5. Declarations of Ex Parte communications

6. Work Group Reports

- a. **Civic Center Master Plan** (Ashley C., Mark O., Jola I., Darian M)
- b. **Broadway Entertainment Zone** (Paul K., Amy M., Oliver A., Darian M)
- c. **South Park Oceanwide Towers** (Minh V., Justin W., Ruthie G., and Robert P.)

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

- a. **Case Number:** [ZA-2026-701-CUB-CUX](#)

Staff Assigned: David Woon

Project Name / Location: Blue Moon Hookah Inc, [1053 S Hill St.](#)

Project Contact: Raul Cueva [Company: Liquor License Agents]

Applicant: Omar Jibawi [Company: Blue Moon Hookah, Inc.]

Neighborhood: [Historic Core](#)

Project Description: A CUP to allow the sale of a full line of alcoholic beverages with patron dancing in conjunction with a sports bar operating from 12 pm to 2 am. pursuant to LAMC 12.24-W1, a conditional use permit for the sale and dispensing of a full line of alcoholic beverages, with patron dancing, for on-site consumption in conjunction with a 2,702 square foot sports bar containing 60 of indoor seats and 25 outdoor seats on a x square foot patio. Hours of operation shall be limited to 12 pm to 2 am.

8. New Business

a. **Case Number:** [ZA-2025-5618-CUB](#)

Staff Assigned: Monique Acosta

Project Name / Location: El Patroncito Mexican Cuisine, [421 W. Venice Blvd.](#)

Project Contact: Liliger Damaso [Phone: 213-757-8600]

Applicant: Rodrigo Hernandez [Company: El Patroncito Mexican Cuisine, LLC]

Neighborhood: [South Park](#)

Project Description: A CUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,430 sq. ft. restaurant with 34 indoor seats. Hours of operation: 9 am - 2 am, daily, with live entertainment (DJ, Karaoke, Mariachi; no patron dancing).

Project Requests: Letter of Support for a Type 47 ABC License.

b. **Case Number:** LA-R-26-110035-ANN

Staff Assigned: TBD

Project Name / Location: The G.O.A.T., Inc. / 824 E 17TH ST. LOS ANGELES, CA 90021

Project Contact: Javier Ramos [Phone: 310-363-5995]

Applicant: The G.O.A.T., Inc.

Neighborhood: [Fashion District / Alameda East](#)

Project Description: Commercial cannabis activity including Cultivation Specialty Indoor, Distributor, and Retail operations.

Project Requests: Letter of Support for commercial cannabis activity license.

- c. Discussion and possible action to submit a [Community Impact Statement](#) on Council File [26-0756](#): SB 969 (Wiener) / Entertainment Zones / Potential Regulatory Controls / Alcohol Purchase / Public Right of Way.

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9. Committee Announcements

10. Next Meeting: September 22, 2026

11. Adjournment

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.)

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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.