

CITY OF LOS ANGELES
CALIFORNIA



**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
OFFICERS**

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**DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
BOARD OF DIRECTORS
SPECIAL VIRTUAL MEETING AGENDA**

Monday, November 07th, 2022 – 6:30 PM

Contact: claudia.oliveira@dlanc.com for more information

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, this Downtown Los Angeles Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option. Every person wishing to address the Neighborhood Council must dial **(669) 900-6833** then enter **MEETING ID: 97510982909** and then press # to join the meeting or use the zoom login at

<https://us02web.zoom.us/j/97510982909>

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

1. Call to Order/Roll Call

Patti Berman		Ryan Afari		Allen Gross	
Claudia Oliveira		Ana Carril-Grumberg		Leonel Aguilar	
Tony Hoover		Samir Bitar		Cody Nowak	
Wendell Blassingame		Melynda Choothesa		Jim Sarratori	
Robert Martinez		Tyler Murphy		Jehan Reagan	
Scott Miller		Pablo Fontoura		Debby Zhou	
Nathan Mahaffey		Christian Dittmer		James Wilde	
Wendy Celaya		Damion Wagner		Angela DeLeon	

2. General Public Comment on Non-Agenda Items

The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Press *6 to unmute. 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.).

3. Declaration of Ex-Parte Communications

4. President's Report

5. Speakers

- a. City/County/State/Federal elected officials or representatives
- b. Liaisons Reports - Open positions: LLANC, Purposeful Aging, Data, DWP MOU, Plan Check, Budget Representative

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

- a. Discussion and possible action to remove Angela DeLeon due to absences
- b. Discussion and possible action to remove Wendell Blassingame due to absences

7. Minutes

- a. Approval of the 10/11/2022 Board Meeting Minutes
- b. Approval of the 09/13/2022 Board Meeting Minutes
- c. Approval of the 10/11/2022 Special Board Meeting Minutes

8. Consent Calendar - None

9. Old Business - None

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

a. PLUC

- i. **Case Number: Project Location:** 754 S. Hope St; 609-625 W. 8th St
Item Description/Request:

The proposed project is a 50-story mixed-use tower located on 8th Street between Grand and Hope. The project will be compromised of 554,927 square feet, with a maximum of 580 dwelling units and approximately 7,499 square feet of ground floor commercial/retail space. All residential uses on the project will be for rent.

- 1. Pursuant to Los Angeles Municipal Code Section (LAMC) Section 14.5.6, the Applicant requests approval of a Transfer of Floor Area Rights (TFAR) from one Donor Site to the Project Site (Receiver Site). The Donor Site, the Los Angeles Convention Center, located at 1201 S. Figueroa Street, a City-owned property, will transfer 346,853 square feet to the Project Site (Receiver Site).
- 2. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance to permit 60 percent of the required residential primary parking spaces as compact spaces, in lieu of the required minimum of one primary standard

space for each residential unit otherwise required by LAMC Section 12.21-A,5(c) and to permit the parking of compact spaces in a tandem configuration.

3. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance to permit reduced drive aisle widths of 24 feet in lieu of the required 27-foot 4-inch drive aisle for a 8-foot 6-inch wide standard stall and 25-foot 4-inch drive aisle otherwise required for a 7-foot 6-inch wide compact stall as outlined in LAMC Section 12.21- A,5(a).
4. Pursuant to LAMC Section 12.27, the Applicant requests a Zone Variance for relief from providing an additional 10-inch clear space to the parking stall widths when adjoined on their longer dimension by an obstruction, such as a fence, wall, column, post or similar obstruction (including EV chargers), otherwise required by LAMC Section 12.21-A,5(a)(1)(ii).
5. Pursuant to LAMC Section 17.15, the Applicant requests approval of Vesting Tentative Tract Map (VTTM) No. 74876, to merge three (3) existing lots and portions of the public right-of-way, including: i) eight feet along the west side of 8th Street, ii) corner cuts on both sides of 8th Street, iii) a limited dedication of 3 feet along Hope Street; iv) to re-subdivide the land into one ground lot and nine airspace lots; and v) to waive the 2-foot and 10-foot street dedications along the west side and east side of 8th Street, in order to maintain the 23-foot half-roadway and in order to provide for the 12-foot required sidewalk, through the VTTM.
6. Pursuant to LAMC Section 12.22-A,30.C(e), the Applicant requests a Specific Plan Project Permit Adjustment to deviate from the provisions of the 2017 Downtown Design Guide to allow for balcony projections in the right-of-way to begin at a lower elevation of 25 feet above the sidewalk in lieu of a minimum vertical height of 40 feet above the sidewalk to accommodate for street trees, as recommended by the Downtown Design Guide
7. Pursuant to LAMC Section 12.22-A,30.C(e), the Applicant requests a Specific Plan Project Permit Adjustment to deviate from the provisions of the 2017 Downtown Design Guide to allow for less than 75 percent active uses along the retail streets of Hope Street and Grand Avenue and along the non-retail street of 8th Street.
8. A Director's Decision under LAMC Section 12.21-G,3 may determine that a site cannot feasibly accommodate a required tree and allow an in-lieu fee to be used to satisfy a Development Tree Planting Requirement. Pursuant to LAMC Section 62.177, the Applicant requests to pay a Development Tree Planting Requirement In- Lieu Fee for a total of 70 trees otherwise required to be planted within the Project pursuant to LAMC Section 12.21-G,2.(a)(3).
9. Pursuant to LAMC Section 16.05, the Applicant requests that Site Plan Review Findings be made for a project that results in a net increase of 50 or more dwelling units.
10. Applicant requests approval of a haul route permit.
11. Applicant requests approval for the removal of seven (7) existing street trees and the planting of new street trees within the public right-of-way from the Urban Forestry Division of the City Department of Public Works.

MOTION: "The Planning and Land Use Committee recommends that DLANC submit a letter of support for the Applicant's request in Planning Case No. CPC-2017-505-ZV-SPPA-DD-SPR Support is conditioned on the following a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are

well-lit at all hours; (c) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; (d) Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance; (e) The number of replacement trees be greater than or equal to the number of trees. (f) Alternative options for balcony drainage be explored other than the currently proposed sheet-flow runoff for balconies extending over public right of way to avoid water from dripping onto pedestrians; (g) the TFAR funds be allocated and deployed within the DTLA planning area for affordable housing.”

PLUC vote count: Yes: 8; No: 0; Abstention: 0; Absent: 3; Recused: 0

- ii. Discussion & possible action to submit a [CIS](#) in support if amended on CF 22-0617: Downtown Los Angeles Community Plan Update / 2040

MOTION: “The Planning and Land Use Committee recommends that DLANC submit the presented letter/CIS on CF 22-0617: Downtown Los Angeles Community Plan Update (2040).”

PLUC vote count: Yes: 7; No: 0; Abstention: 0; Absent: 4; Recused: 0

b. Livability

- i. i. Discussion and possible action to submit a CIS in support of [CF 22-1019](#) - Street Racing / Intersection Takeover / Street Segments / Public Right of Ways / Street Racing Task Force / Slow Streets Designs
Livability Vote Count: Y(5), N(0), A (0), Absent (1)
- ii. Discussion and possible action to submit a CIS in support of [CF 22-0943](#) - Department of Animal Services / Animal Shelters / Budgetary Needs
Livability Vote Count: Y(5), N(0), A (0), Absent (1)
- iii. Discussion and possible action to submit a CIS in support of [CF 21-1224](#) - Bus Lane Violations Enforcement / Los Angeles Department of Transportation (LADOT) / Metro / Automated Cameras / AB 917 (Bloom) / NextGen Bus Plan
Livability Vote Count: Y(5), N(0), A (0), Absent (1)

c. Government Liaison

- i. Discussion & Possible Action on submitting a CIS in support of CF [22-0265](#) Rental Access Ordinance / LandLord Prohibitions / Credit Reports / Automated Tenant Screening / COVID-19 Emergency Period / Rent and Utility Bill Non-Payment / Rental Assistance Program
GLC vote: Y(4) N(1) A(0) R(0)
- ii. Discussion & Possible Action on submitting a CIS in support of CF [22-1197](#) New Ad Hoc Committee / City Government Reform / Increase Transparency and Limit Corruption / Los Angeles Residents Trust
GLC vote: Y(5) N(0) A(0) R(0)
- iii. Discussion & Possible Action on submitting a CIS in support of with attached letter

for CF [22-1189](#) Elected Officials / Offensive Misconducts / Immediate Resignation Demand / Censure
GLC vote: Y(5) N(0) A(0) R(0)

- iv. Discussion & Possible Action on submitting a CIS in support of amended CF [21-1472](#) with November 2022 Ballot / Ballot Measure / City Charter Amendment / Independent Redistricting Commission (updated amended motions of City Council below)
- Amending Motion (1 of 2) introduced and adopted by City Council on 10/18/22
https://clkrep.lacity.org/onlinedocs/2021/21-1472_misc_amd_raman_of_10-18-22.pdf
 - Amending Motion (2 of 2) introduced and adopted by City Council on 10/18/22
 - https://clkrep.lacity.org/onlinedocs/2021/21-1472_misc_amd_of%20for%20rod_ram_10-18-22.pdf

GLC vote: Y(5) N(0) A(0) R(0)

- d. **Outreach** - None
e. **Rules & Selections** - None
f. **Other Items** - None

11. Treasurer's Items: (All items subject to discussion and possible action)

- Register.com update
- Approve July 2022 MERS
- Approve August 2022 MERS
- Approve September 2022 MERS
- Approve amendment to the Budget Packet
- Approve Google as DLANC's new email vendor with a monthly expenditure not to exceed 480 dollars. Monies to come from the office budget.

12. General Public Comment on Non-Agenda Items

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13. Board Members and Committee Announcements.

14. Next Meeting December 13th, 2022

15. Adjourn

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, debby.zhou@dlanc.com

POSTING: In compliance with Government Code section 54954.2(a), Neighborhood Council agendas are posted for public review at the 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 on 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.

SERVICIOS DE TRADUCCION: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contact NCsupport@lacity.org.