

**DOWNTOWN LOS ANGELES  
NEIGHBORHOOD COUNCIL  
OFFICERS**

CLAUDIA OLIVEIRA  
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DEBBY ZHOU  
VICE PRESIDENT OF ADMINISTRATION

JENS MIDTHUN  
VICE PRESIDENT OF  
COMMUNICATION & OUTREACH

BELLA NAOMI OSTBY  
SECRETARY

PABLO FONTOURA  
TREASURER

**CITY OF LOS ANGELES  
CALIFORNIA**



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

**VIRTUAL MEETING AGENDA**

**Zoom Meeting Online or By Telephone  
Dial (669) 444-9171 to Join the Meeting**

**Then Enter This Webinar ID: 898-8508-8205 and Press #, or enter Zoom at  
<https://us02web.zoom.us/j/89885088205>**

**Tuesday, June 10th, 2025 – 6:30 PM**

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

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria BellaNaomi Ostby por correo electrónico [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@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

Kristen Gaer		Alisha Henderson		Hakeem Parke-Davis	
Claudia Oliveira		Ana Carril-Grumberg		Leonel Aguilar	
Jens Midthun		René Ledezma		Allen Gross	
VACANT - Center City East Business		“Russian Rick” Young		Lori Aliksanian	
Damion Wagner		Tyler Murphy		VACANT - South Park Business	
Pablo Fontoura		VACANT - Historic Core Business		Debby Zhou	
Bella Naomi Ostby		Luis M. Gonzalez-Salas		Lawrence Carroll	
VACANT - Civic Center/Financial District Business		Heera Kapoor		Noreen Ahmed	

## 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.).

## 3. Declaration of Ex-Parte Communications

## 4. President's Report

## 5. Speakers

- City/County/State/Federal elected officials or representatives
- Liaisons Reports

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

- None

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

- Approval of [April 2025](#) Board of Directors Minutes

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

- None

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

- Treasurer's Items:
  - Approval of [March 2025](#) MERS
  - Approval of [April 2025](#) MERS

- iii. Discussion and possible action to approve a preliminary Administrative Packet for Fiscal Year 25/26.

**b. Rules & Selections - None**

**c. Livability**

- i. Discussion and possible action on submitting a CIS **in support** of CF [25-0345](#): Filming Permitting Process / Competitive Fee Structures / Public Safety Personnel Requirements / Public Property Use Fee / Price Gouging Enforcement

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (2)

- ii. Discussion and possible action on submitting a CIS **in support if amended** of CF [23-0600-S9](#): 2023 Budget Recommendation / Sanitation / Fee Study / Preserve Operations

Supplemental Statement: While DLANC recognizes the need pertaining to adjusting fees, the City should take additional measures to conduct community outreach, and should also ensure fee increases do not disproportionately impact multifamily dwellings.

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (2)

- iii. Discussion and possible action on submitting a CIS **in support** of CF [15-0989-S50](#): 2028 Olympic and Paralympic Games / LA28 Venue Plan / Non-City Venues

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (2)

- iv. Discussion and possible action on submitting a CIS **in support** of CF [15-0989-S43](#): 2028 Olympic and Paralympic Games / City of Los Angeles / Non-Games Tourist Locations / Influx of Visitors / Tourism

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (2)

**d. Foreign and Domestic Affairs - None**

**e. Outreach**

- i. None

**f. Urban Issues & Resources**

- i. Discussion and possible action on submitting a CIS **in support** of CF [23-1182](#): Homeless Engagement Teams / Needs Assessment / Outreach Program Inventory / Los Angeles Homeless Services Authority (LAHSA) / Multi-Departmental Crisis Response Team (MDCRT) / LA Alliance Settlement Implementation Plan

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (0)

- ii. Discussion and possible action on submitting a CIS **in support** of CF: [25-0443](#)  
451 South Main Street / Rosslyn Lofts / Stabilization Plan / Restructure Ownership Entity

Committee Vote: Y (3), N (0), Abstention (0), Recusal (0), Absent (0)

g. **Education Ad-Hoc - None**

**10. New Business**

a. **PLUC**

i. **Case No:** [ZA-2025-2298-MPA](#)

**Project Name / Location:** Panini Kabob Grill, 888-898 S. Olive St 90015

**Project Contact:** Margaret Taylor

**Project Description:** A Class 2 Conditional Use Permit Main Plan Approval as allowed under Section 13B.2.2.H of the LAMC. The applicant is requesting the on-site sale of beer and wine for a restaurant with 4,176 SF, 88 seats indoors and 1,100 SF, 58 seats outdoors, for a total of 5,276 SF and 146 seats in the [HB3-G1-5][CX3-FA][CPIO] Zone, with hours of operation from 10A-9P daily, as required under condition 8 of ZA 2013-1013-MCUP-ZV-SPR.

**Recommended action:** DLANC submit a [letter of support](#) for the Applicant's request in Case No.: ZA-2025-2298-MPA. Support is conditioned on the following:

CONDITION 1: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 2: Owner/Operator will come back and present to DLANC PLUC should owner/operator change.

CONDITION 3: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 4: Owner/Operator shall provide reasonable mitigation, such as designated waiting areas or signage/notices to off-site takeout or app-based food delivery service operators, that address vehicle obstructions or idling in adjacent travel lanes or at the sidewalk and minimize disruptions caused by off-site takeout operations

CONDITION 5: Owner/Operator explores secure outdoor dining furniture after business hours.

Committee Vote: Y (6), N (0), Abstention (0), Recusal (1), Absent (4)

ii. **Case No:** [ZA-2024-2911-CUB](#)

**Project Name / Location:** Proabition DTLA, 117 Winston St, 90013

**Project Contact:** Daisy Padilla [Company: McGuire Restaurant Group Inc.]

**Project Description:** CUB for the sale of full line of alcoholic beverages for on-site consumption in a full service restaurant having a 2,620 sqft first floor w/ 103 seats & a 1,510 sqft basement w/ 33 seats.

**Recommended action:** DLANC submit a [letter of support](#) for the Applicant's request in Case No.: ZA-2024-2911-CUB.  
Support is conditioned on the following:

CONDITION 1: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 2: Owner/Operator will come back and present to DLANC PLUC should owner/operator change.

CONDITION 3: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 4: Owner/Operator shall install appropriate noise mitigation and acoustic control measures, such as acoustic ceiling treatments or wall paneling, to effectively manage the transmission of amplified sound to adjacent areas surrounding the venue. The Owner/Operator shall retain a certified acoustical engineer and shall submit their findings and recommendations to the Department of City Planning including evidence of mitigation prior to the utilization of this grant.

CONDITION 5: Valet parking shall be provided to patrons. The availability of said valet parking and the location of said parking shall be made known to the public via appropriate posting locations by the Department of City Planning. Additionally, the Valet operator shall comply with the City's Valet Parking Ordinance and shall seek an appropriate Passenger Parking Loading Zone from LADOT. Valet service shall not utilize any local streets for the parking of vehicles at any time.

CONDITION 6: 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.

CONDITION 7: Zoning Administrator impose additional conditions, as necessary, to ensure that the current owner/operator does not utilize this grant, given their stated intention to cease operations at this venue. Should the owner/operator reverse their decision and resume operations, we request that, prior to the grant taking effect, they be required to return to the Neighborhood Council pursuant to Condition 3, and collaborate with

the Council Office, LAPD, and surrounding stakeholders to develop and implement appropriate mitigation measures before assuming operations.

Committee Vote: Y (6), N (0), Abstention (1), Recusal (0), Absent (4)

#### **11. General Public Comment on Non-Agenda Items**

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#### **12. Board Members and Committee Announcements**

#### **13. Next Meeting: July 8th, 2025**

#### **14. 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](mailto:ethics@lacity.org). 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, [bellanaomi.ostby@dlanc.com](mailto:bellanaomi.ostby@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.

**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.