



# BOARD OF DIRECTOR'S MEETING MINUTES (DRAFT)

## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL BOARD MEETING MINUTES (DRAFT)

**Meeting Date:** July 11, 2017

**Meeting Time:** 6:30 PM

**Meeting Location:** Palace Theatre, 630 S. Broadway

**Contact:** patti.berman@dlanc.com for more information

### 1. Call to Order / Roll Call

The meeting began at about 6:34 pm with 16 Board members present.

#### Attending Board Members:

Robert Newman

Scott Bytof

Patti Berman

Arianna Nussdorf

Michael Delijani (Ed Baney is alternate tonight)

Ian Chi-Young

Beverly Christianson (Tim Christianson is alternate tonight)

Josh Albrektsen

Andrew Douglas (arrived late)

Kristina Ferris (Claudia Olivera is alternate tonight, left early)

Nathaniel Cormier

Rena Leddy

Amber Maltbie

Josh Kreger

Dan Curnow

Rufus Washington (Betsy Starman is alternate tonight)

Jacob Van Horn (Teo Diaz is alternate tonight)

Priscilla Bejarano

#### Non-Attending Board Members:

Wendall Blassingame

Amara Ononiwu

James Todd

Estela Lopez

Eduardo Alvarado

Nate Johnson

Patti Berman	Present	Kristina Ferris (alt.)	Present
Josh Albrektson	Present	Estella Lopez	Absent
Andrew Douglas	Present	Nate Johnson	Absent
Wendell Blassingame	Absent	Rena Leddy	Present
Ian Chi-Young	Present	Amara Ononiwu	Absent
Ariana Nussdorf	Present	Michael Delijani (alt.)	Present
Jacob Van Horn (alt.)	Present	Amber Maltbie	Present
Priscilla Bejarano	Present	Josh Kreger	Present
James Todd	Absent	Eduardo Alvarado	Absent
Scott Bytof	Present	Robert Newman	Present
Nate Cormier	Present	Rufus Washington (alt.)	Present
Beverly Christiansen (alt.)	Present	Dan Curnow	Present

1. Swearing in of vetted alternates.

*Claudia Olivera, alternate for Kristina Ferris:*

2. Speakers

a. City, State, County or Elected Officials or representatives

(Note: Andrew Douglas has arrived at 6:46pm. 18 board members present.)

b. Presentation by Ayndrea Wilson, Executive Director, California Artists Coalition of Los Angeles, (424) 248-3545, [www.cacla2006.org](http://www.cacla2006.org), [info@cacla2006.org](mailto:info@cacla2006.org), concerning 1% Art Development Fee.

1. Swearing in of vetted alternates -- REVISITED

Christine Williams, alternate for Scott Bytof.

4. General Public Comment

3. Declarations of Ex Parte communications

none

5. MOTION: The Board shall approve the Minutes from 06-2017.

Two changes regarding budget and the meeting date regarding the budget.

Josh Albrektson seconded Robert Newman's motion.

**VOTE  
16-0-1  
PASSED**

**DRAFT**

Patti Berman	N/A	Kristina Ferris (alt.)	Abstain
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blasingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

6. President's Report

7. Consent Calendar: \*\*

a. None

8. Old Business

a. None

9. New Business:

a. Financial Issues:

- i. MOTION: The Board shall approve the June 2017 Monthly Expenditure Report  
Tim Christiansen, alternate for Beverly Christiansen, made a motion to approve.  
Robert Newman seconded the motion.

**VOTE**

**17-0-0**

**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blasingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes

Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

ii. MOTION: The Board shall approve the budget for fiscal year 2017-2018.

Rena Leddy made the motion. Dan Curnow seconded.

**VOTE**  
**17-0-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

iii. MOTION: The Board shall approve an increase in office hot spot charges, not to exceed \$100/month. Vendor to be like Verizon. Monies to come from the Operations budget.

Robert Newman made the motion. Josh Albrektson seconded.

**VOTE**  
**17-0-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

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b. Livability and Finance Committee

i. MOTION: The DLANC board shall consider for approval the NPG from Kingdom Warriors Foundation. (NPG in packet)

Robert Newman made the motion. Dan Curnow seconded.

**VOTE**  
**16-1-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	No	Dan Curnow	Yes

ii. MOTION: The DLANC board shall postpone approval the NPG from Los Angeles Fire Department Foundation. (NPG in packet) until May.

Josh Albrektson made the motion. Robert Newman seconded.

**VOTE**  
**16-1-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes

Beverly Christiansen (alt.)	No	Dan Curnow	Yes

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- c. Outreach
  - i. REPORT

- d. Government Liaison
  - i. None

e. Planning and Land Use Committee (all letters are in the packet) CUB letters of support will be sent to the Los Angeles City Department of Planning, Office of Zoning Administration, unless otherwise noted in item.

i. Case Number: APCC-2017-1328-SPE, ENV-2017-1329-CE  
Project Location: 620 S Broadway, Los Angeles, CA 90014  
Project Description: Illuminated window sign in conjunction with interior renovation of existing retail building into store, façade restoration, and addition of 6,317 sf. rooftop basketball court with 85 sf. snack bar, 253.5 sf. of raised seating, storage and bathrooms.

Request: Pursuant to LAMC 11.5.7 the applicant requests a Specific Plan Exception to permit an illuminated window sign, not otherwise permitted in the Historic Broadway Sign Supplemental Use District, in conjunction with the interior renovation of an existing retail use building with rooftop basketball court addition, including raised seating, snack bar, storage and bathrooms.

MOTION: "DLANC shall submit a letter of support for the Specific Plan Exception in Planning Case No. APCC-2017-1328-SPE, ENV-2017-1329-CE to permit an illuminated window sign, conditioned on support granted by the Council office and the Office of Historic Resources.

Support for Specific Plan Exception includes the request to maintain the historic ironwork at the windows on the Broadway façade."

(PLUC Vote Count: Yes: 9; No: 0; Abstention: 1; Absent: 0, Recused: 1)

ii. Case Number: DIR-2017-999-CDO / ENV-2017-1000-CE  
Project Location: 801-835 S. Broadway, 800-834 S. Broadway Hill, 300-332W. 8th Street Los Angeles, CA 90014

Project Description/Request: Project supported by DLANC on August 11, 2015. Seeking updated support letter. Pursuant to LAMC 13.08 E, the Applicant requests a Community Design Overlay Plan Approval for the addition of 15,845 sf. of new rooftop penthouse structures, façade lighting, window planter boxes and application of window film, in conjunction with a mixed-use, adaptive reuse project at 801-835 S. Broadway, previously approved under ZA-2015-932-MCUP-CUX-ZV.

MOTION: "DLANC shall submit a letter in support of the Applicant's requests in Planning Case No. DIR-2017-999-CDO / ENV-2017-1000-CE."

(PLUC Vote Count: Yes: 9; No: 0; Abstention: 1; Absent: 0, Recused: 1)

iii. Case Number: ENV-2017-1759-EAF, ZA-2017-1758-CUB-CUX



Project Location: 920 and 922 S. Olive Street Los Angeles, CA 90015

Project Description: Conditional Use Permit to allow sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed 7,488 sq. ft. restaurant including a 1,488 sq. ft. mezzanine.

Request: (1) Pursuant to L.A.M.C. Section 12.24W.1, the Applicant requests approval a of Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed 7,488 sq. ft. restaurant including a 1,488 sq. ft. mezzanine, one fixed bar, and two lounge areas with a total of 221 indoor seats, 324 sq. ft. uncovered outdoor patio with 18 seats and 197 sq. ft. uncovered patio in the public right of way with 20 seats. Dancing on a temporary 156 sq. ft. dance floor and live entertainment with up to five performers and hours of operation from 10:00am to 2:00am daily.

(2) Pursuant to L.A.M.C. Section 12.24W.18 the Applicant requests approval of a Conditional Use Permit to allow live entertainment and public dancing on a 156 square foot temporary dance floor in conjunction with a proposed restaurant.

MOTION: "DLANC shall submit a letter in support of the Applicant's requests in Planning Case No.DIR-2017-999-CDO / ENV-2017-1000-CE."

(PLUC Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0)

iv. Case Number: ZA-2017-2137-MPA

Project Location: 321W9th St Los Angeles, CA 90014

Project Description: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,705 square foot restaurant with one fixed bar, 63 indoor seats and a 728 square foot covered outdoor patio area with 26 seats and hours of operation from 11:00 a.m.- 2:00 a.m., daily.

Request: Pursuant to LAMC Section 12.24-M: A Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,705 square foot restaurant with one fixed bar, 63 indoor seats, and a 728 square foot covered outdoor patio area with 26 seats and hours of operation from 11:00 a.m.-2:00 a.m., daily.

MOTION: "DLANC shall submit a letter in support of the Applicant's requests in Planning Case No. ZA-2017-2137-MPA."

(PLUC Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0)

v. Case Number: ZA-2017-638-CUB

Project Location: 1230 S. Olive St Los Angeles, CA 90015

Project Description: Conditional Use Beverage (CUB) for on- and off-site alcohol consumption in conjunction with a fast casual restaurant. 369 seats total (255 indoor, 134 outdoor). 3,287 square feet indoor seating area. Hours of operation 7 AM -2AM daily.

Request: Pursuant to LAMC 12.24.W.1 Conditional Use Beverage (CUB) for on- off-site alcohol consumption in conjunction with a fast casual restaurant.

MOTION: “DLANC shall submit a letter in support of the Applicant’s requests in Planning Case No. ZA-2017-638-CUB.”

(PLUC Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0)

vi. Case Number: DIR-2017-1212-SPR

Project Location: 1340-1364 S. Hill St, 145-157 W. 14th St, 1363 S. Broadway Los Angeles, CA 90015

Project Description: Density Bonus and Site Plan Review for a 7-story mixed-use building with 235 residential units, 9,198 sq. ft. of ground floor retail, 210,717 total sq. ft. (3.9:1 FAR) with 259 vehicle parking spaces.

Request: Site Plan Review pursuant to LAMC Section 16.05 for a residential development that is greater than 50 dwelling units.

MOTION: “DLANC shall submit a letter in support of the Applicant’s requests in Planning Case No. DIR-2017-1212-SPR. Support for project is not conditioned, however the committee encourages the Applicant to review and provide more ground floor retail along Broadway and encourages wider sidewalks rather than street widening.”

(PLUC Vote Count: Yes: 10; No: 0; Abstention: 0; Absent: 0, Recused: 0)

vii. Case Number: ZA-2017-1843-CUB

Project Location: 108W2nd St #105-106, Los Angeles, CA 90012

Project Description Request: Revise support letter passed on May 16, 2017 to include full hours of operation as follows and as included in the packet

<http://www.dlanc.org/planning-and-landuse/meeting-903>.

Request: Pursuant to LAMC 12.24W-1, a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,282 SF restaurant with 64 indoor seats on the ground floor, a 500 SF mezzanine with 26 indoor seats, and a 340 SF enclosed, outdoor patio in the public right of way with 32 seats. Proposed hours of operation are amended to 7:00AM-2:00AM daily and 7:00AM-10:00PM on the proposed patio.

MOTION: “DLANC shall submit a letter in continued support of the Applicant’s request in Planning Case No. ZA-2017-1843-CUB with revised hours of operation.”

(PLUC Vote Count: Yes: 9; No: 0; Abstention: 0; Absent: 1, Recused: 0)

Berman said that agenda 9.e.1, will be pulled. The Council District doesn’t want us to vote today on item e.1. They are still seeking information.

Scott Bytof made the motion to bundle items e.2 through e.7. Josh Albrektson seconded.

**VOTE**  
**17-0-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes
Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Deliiiani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bvtof	Yes	Robert Newman	Yes
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

f. Executive Committee

i. NONE

g. Urban Needs and Resources

i. MOTION: The DLANC Board shall contact the Department of Water and Power to re-install water fountains on skid row during the hot summer months. These water fountains were installed next to various fire hydrants in the area last summer. They are free.

Fountains were already installed, so there was no motion.

h. Livability

i. The DLANC board shall approve the Opinion Paper regarding the MTA bench located at 557 S. Spring Street, Los Angeles, CA 90013. (Opinion Paper in packet)

Dan Curnow made the motion. Josh Albrektson seconded.

**VOTE**  
**14-0-3**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas	Yes	Nate Johnson	
Wendell Blassingame		Rena Leddy	Yes

Ian Chi-Young	Yes	Amara Ononiwu	
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
Jacob Van Horn (alt.)	Yes	Amber Maltbie	Abstain
Priscilla Bejarano	Yes	Josh Kreger	Yes
James Todd		Eduardo Alvarado	
Scott Bytof	Yes	Robert Newman	Abstain
Nate Cormier	Yes	Rufus Washington (alt.)	Yes
Beverly Christiansen (alt.)	Abstain	Dan Curnow	Yes

i. AD HOC

i. REPORT

(Note: Claudia Olivera left the meeting after the Discussion of the Kingdom Warriors. There are only 17 Board members here.)

j. Officer Reports

i. VP Administration

ii. Secretary

k. Representative Reports

i. LLANC

ii. Sustainability

iii. Homeless

iv. Animal Services

v. Purposeful Aging

vi. Legal

vii. Public Works

viii. Film

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10. General Public Comment

none.

11. Other Board Member Announcements

12. Next Meeting Tuesday August 8, 2017

13. Adjourn

Robert Newman made the motion to adjourn. Tim Christensen seconded.  
The meeting ended at 8:07pm.