



# BOARD OF DIRECTOR'S MEETING MINUTES (DRAFT)

**Meeting Date:** August 8, 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 in honor of the life of Kevin Michael Key / Roll Call

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

Attending Board Members:

Patti Berman  
 Robert Newman  
 Scott Bytof  
 Wendall Blassingame  
 Arianna Nussdorf  
 Amara Ononiwu  
 Michael Delijani (alternate)  
 Beverly Christianson  
 Josh Albrektson  
 James Todd  
 Kristina Ferris (alternate)  
 Nate Johnson  
 Nathaniel Cormier (alternate, arrived late)  
 Amber Maltbie  
 Dan Curnow  
 Rufus Washington (alternate, left early)  
 Priscilla Bejarano

Non-Attending Board Members:

Ian Chi-Young  
 Andrew Douglas  
 Estela Lopez  
 Josh Kreger  
 Rena Leddy

Patti Berman	Present	Kristina Ferris (alt.)	Present
Josh Albrektson	Present	Estella Lopez	Absent
Andrew Douglas	Absent	Nate Johnson	Present
Wendall Blassingame	Present	Rena Leddy	Absent
Ian Chi-Young	Absent	Amara Ononiwu	Present
Ariana Nussdorf	Present	Michael Delijani (alt.)	Present
		Amber Maltbie	Present
Priscilla Bejarano	Present	Josh Kreger	Absent
James Todd	Present		
Scott Bytof	Present	Robert Newman	Present

Nate Cormier (alt)	Present	Rufus Washington (alt.)	Present
Beverly Christiansen	Present	Dan Curnow	Present

Claudia Oliveira is the alternate for Kristina Ferris  
Mimi Jamil is the alternate for Nate Cormier (arrived late)  
Ed Baney is the alternate for Michael Delijani  
Betsy Starman is the alternate for Rufus Washington

1. Swearing in of vetted alternates.

None

2. Speakers

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

President Patti Berman said that she wanted to honor Kevin Michael Key Michael with a moment of silence. He was a Board member for 4 years. He was an important part of the Downtown Los Angeles Neighborhood Council community.

4. General Public Comment

3. Declarations of Ex Parte communications

None

5. MOTION: The Board shall approve the Minutes from 07-2017

*Wendall Blassingame made the motion. Dan Curnow seconded.*

**VOTE for minutes**

**12-0-4**

**PASSED**

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

6. Announcement of empty seats on the board.

President Patti Berman announced that there are two empty seats. Elections will be next month. A Homeless seat and an Historic Core Resident seat are available. We are asking for candidates.

- 7. President’s Report
- 8. Consent Calendar: \*\*
  - a. None

- 9. Old Business
  - a. None

- 10. New Business:
  - a. Financial Issues:
    - i. MOTION: The Board shall approve the July 2017 Monthly Expenditure Report

*Beverly Christiansen made the motion. Wendall Blassingame seconded.*

**VOTE**  
**15-0-1**  
**PASSED**

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

- ii. MOTION: The Board shall approve the budget and strategic plans for fiscal year 2017-2018. *Beverly Christiansen made the motion to approve the fiscal plan. Wendall Blassingame seconded.*

**VOTE**  
**13-2-0**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektsen	No	Estella Lopez	
Andrew Douglas		Nate Johnson	Yes
Wendall Blassingame	Yes	Rena Leddy	
Ian Chi-Young		Amara Ononiwu	Yes

Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
		Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	
James Todd	Yes		
Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier (alt)		Rufus Washington (alt.)	No
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

iii. Report from Budget Advocates

Berman said that the next agenda item was improperly written. Tonight's special meeting rewords this.

b. Livability and Finance Committee

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

c. Outreach

i. REPORT

d. Government Liaison

i. None

g. Urban Needs and Resources

i. REPORT

h. Livability

i. Report

k. Representative Reports

iii. Homeless

PAUSE OF REGULAR BOARD MEETING AT 7:30pm.

BEGINNING OF SPECIAL MEETING began at 7:30pm.

1. Call to Order / Roll Call

Attending Board Members:

Patti Berman

Robert Newman

Scott Bytof

Wendall Blassingame

Arianna Nussdorf

Amara Ononiwu

Michael Delijani (alternate)

Beverly Christianson

Josh Albrektson

James Todd

Kristina Ferris (alternate)  
 Nate Johnson  
 Amber Maltbie  
 Dan Curnow  
 Priscilla Bejarano

Non-Attending Board Members:

Ian Chi-Young  
 Andrew Douglas  
 Estela Lopez  
 Josh Kreger  
 Rena Leddy  
 Rufus Washington  
 Nate Cormier

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

(Note: Rufus Washington’s alternate Betsy Starman has left the meeting because of illness. Nate Cormier’s alternate, Mimi Jamil, did not respond to roll call.)

2. Financial

a. MOTION: The Board will approve the Neighborhood Purpose Grant for Kingdom Warriors in the amount of \$5000 to help fund an awards program. (The application is in the packet)

Berman explained that last month we voted to move this item to this month.

*Beverly made a motion for a \$4,990 Neighborhood Purposes Grant (NPG) to help fund an awards program. Newman seconded.*

**VOTE for amendment to \$3,750**

**2-11-1**

**FAILED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	No	Estella Lopez	
Andrew Douglas		Nate Johnson	No
Wendall Blassingame	Abstain	Rena Leddy	
Ian Chi-Young		Amara Ononiwu	No

Ariana Nussdorf	No	Michael Delijani (alt.)	No
		Amber Maltbie	No
Priscilla Bejarano	No	Josh Kreger	
James Todd	No		
Scott Bytof	No	Robert Newman	No
Nate Cormier (alt)		Rufus Washington (alt.)	
Beverly Christiansen (alt.)	Yes	Dan Curnow	No

**VOTE for \$4,990**  
**14-0-0**  
**PASSED**

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

3. Adjourn

*Robert Newman made a motion to adjourn the special meeting. Dan Curnow seconded.*

**VOTE to adjourn the special meeting**  
**Unanimous**  
**PASSED**

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

THE SPECIAL BOARD MEETING ENDS AT 7:55PM.

THE REGULAR BOARD MEETING RESUMES AT 7:55PM

10. New Business – CONTINUED

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. Presentation by: Jim Ries – Craig Lawson & Company LLC, revisiting completed application.

Case Number: DIR 2017-2333-SPR, ENV 2017-2334-EAF

Project Location: 655 S. San Pedro St, 513 E 7th St Los Angeles, CA 90014

Project Description: Demolition of an existing warehouse and construction of a 7-story (89' in height), approx. 46,510 sq. ft. affordable housing project with 81 residential units (80 Restricted Affordable Efficiency dwelling units one manager's).

Request: Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof. Within the Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentive Area as outlined in LAMC Section 12.22 A.29, including:

a. A 35% increase in total floor area.

b. The open space, including the number of trees, required by Section 12.21.G shall be reduced by one-half.

c. No parking required for dwelling units for households earning less than 50% of the Area Medium Income (AMI).

d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit. Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, street tree removal, excavation, shoring, grading, foundation, building, and tenant improvements.

MOTION: The DLANC board shall submit a letter in continued support of the Applicant's request in Planning Case No. DIR 2017-2333-SPR, ENV 2017-2334-EAF.

(PLUC Vote Count: Yes: 6; No: 0; Abstention: 0; Absent: 3, Recused: 1

Josh Albrektsen said that he wants to pull agenda items 10.e.i and iii.

*Scott Bytof read the request. Wendall Blassingame seconded.*

**VOTE**  
**11-2-1**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	No
Josh Albrektsen	No	Estella Lopez	
Andrew Douglas		Nate Johnson	Yes
Wendall Blassingame	Yes	Rena Leddy	
Ian Chi-Young		Amara Ononiwu	Yes

Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
		Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	
James Todd	Yes		
Scott Bytof	Yes	Robert Newman	Abstain
Nate Cormier (alt)		Rufus Washington (alt.)	
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

ii. Presentation by: Dafne Gokcen – F.E. Design & Consulting  
Case Number: ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1  
Project Location: 446-448 S.Main Street Los Angeles, CA 90013  
Project Description: A Plan Approval to renew the entitlements in ZA-2012-0377(CUB)(CUX)(ZV).

Request: A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, a ground floor lounge, and in a theater on the ground floor and on a mezzanine, and to allow the continued live entertainment and patron dancing in the ground floor theater.

A Plan Approval to continue to permit two required parking spaces to be located off-site by lease in lieu of covenant and to permit four video games in the [Q]C4-2D zone.

Requested changes to prior approval:

MOTION: The DLANC board shall submit a conditional letter of continued support for the Applicant’s requests in Planning Case No. ZA-2012-377-CUB-CUX-ZV-PA1, ENV-2012-378-MND-REC1; such support is conditioned on the following: (i) if there is a change of operator/tenant, the new operator/tenant shall return to PLUC to present their project, and (ii) the CUB is limited to 5 years.

(PLUC Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 3, Recused:0)

*Berman said that she wants to bundle these.*

**VOTE**  
**Unanimous**  
**PASSED**

(Note: There was no formal vote.)

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



Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

iii. Presentation by: Mee Lee

Case Number: CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF

Project Location: 656-660 S. Stanford Ave., Los Angeles CA 90021

Project Description: Demolition of existing SRO building (50 Units); relocation of tenants (42 currently); construction of new 6 stories of residential units (total of 82) and amenities spaces over 1 story parking.

Requests:

1. General Plan Amendment (GPAJ) per LAMC Section 11.5.6, Section 12.32 – Request is to change the Land Use Designation from Light Manufacturing to Regional Center with 6:1 FAR Limitation.
2. Vesting Zone Change (VZCJ) per LAMC Section 12.32 Q – Request to permit a vesting change of zone from M2-2D to C2-2.
3. Height District Change (HD) per LAMC Section 12.32 F - Request to permit a change of zone from Height District 2D to Height District 2 and remove the D limitation.
4. Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for an affordable housing project that exceeds 50 units.
5. Project JJJ Designation and Incentives – Request to permit the application of two of the three incentives allowed under JJJ:
  - Additional Reduction of Open Space from that permitted under the Greater Downtown Housing Incentive Ordinance to allow for an additional 733 SF reduction from the 4,113 SF requirement (50% of 8,225 SF) for a total of 3,380 SF of Open Space provided.
  - Reduction in the required number of trees. The LAMC requirement is 1-24" box tree for every 4 units; 82 units would require 21-24" box trees project is able to provide 1-48" tree, 5-36" box trees and 4-24" box trees for a total of 10 trees.

MOTION: The DLANC board shall submit a letter of support for the Applicant's requests in Planning Case No. CPC-2017-849-GPA-VZC-HD-SPR, ENV-2017-850-EAF. Support for project is not conditioned; however, the Committee encourages the Applicant to maximize glazing along the street-facing ground floor façade.

(PLUC Vote Count: Yes: 7; No: 0; Abstention: 0; Absent: 3, Recused:0)

*Bytof read the measure. Blassingame seconded.*

**VOTE**  
**11-2-1**  
**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	No
Josh Albrektson	No	Estella Lopez	
Andrew Douglas		Nate Johnson	Yes
Wendall Blassingame	Yes	Rena Leddy	
Ian Chi-Young		Amara Ononiwu	Yes
Ariana Nussdorf	Yes	Michael Delijani (alt.)	Yes
		Amber Maltbie	Yes
Priscilla Bejarano	Yes	Josh Kreger	
James Todd	Yes		

Scott Bytof	Yes	Robert Newman	Abstain
Nate Cormier (alt)		Rufus Washington (alt.)	
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

iv. MOTION: The board shall approve a Community Impact Statement in opposition to Council file CF-17-0274, concerning Linkage Fees.

1. DLANC recognizes that housing must be subsidized. The question is how. Some propose to finance housing by imposing a Linkage Fee on future developments. DLANC believes that this is an ill-advised approach.

2. DLANC supports new development. The Linkage Fee creates a significant barrier on future development. It will slow down new construction which will disproportionately impacts Downtown.

3. Linkage Fees taxes new development only. That will slow down the building of new units which is counterproductive. A more proportionate taxation strategy should be pursued.

4. The Linkage fees will not have a substantial impact on subsidizing new housing. It will be only be a drop in the bucket. Far more revenue is needed to address the affordable and low-income housing shortage. Because of slowed construction, anticipated revenue from the fees may be less than projected.

5. Linkage Fees cannot provide a stable source of revenue because they are tied to new development which, in turn is based on favorable economic conditions that inevitably ebb and flow.

6. Developers may have to build lesser quality developments to cover the added costs incurred, as well as pass along the additional cost to future tenants, which in effect makes new housing more unaffordable.

7. Assessing linkage fees on top of TFAR will negatively impact and potentially dissuade larger scale development.

8. The better course is to create incentives that will encourage development of affordable and low-income housing. Taxing new development does just the opposite.

9. Paying a tax on land can yield much higher revenue. This will create a much more stable and equitable revenue stream.

10. Taxing new development is not the answer. A more thoughtful, impactful and equitable approach is needed.

(PLUC Vote Count: Yes: 7 No: 0; Abstention: 1; Absent: 3, Recused: 0)

*Bytof made the motion. Albrektson seconded.*

**VOTE**

**9-3-2**

**PASSED**

Patti Berman	N/A	Kristina Ferris (alt.)	Yes
Josh Albrektson	Yes	Estella Lopez	
Andrew Douglas		Nate Johnson	No
Wendall Blassingame	Yes	Rena Leddy	
Ian Chi-Young		Amara Ononiwu	No
Ariana Nussdorf	Abstain	Michael Delijani (alt.)	Yes
		Amber Maltbie	Yes
Priscilla Bejarano	Abstain	Josh Kreger	
James Todd	No		

Scott Bytof	Yes	Robert Newman	Yes
Nate Cormier (alt)		Rufus Washington (alt.)	
Beverly Christiansen (alt.)	Yes	Dan Curnow	Yes

- j. Officer Reports
  - i. VP Administration  
None
  - ii. Secretary  
None

11. General Public Comment  
None

12. Other Board Member Announcements

DONE Parliamentarian Ivan Spiegel said that there is a little snag with NPGs. In order to receive funds, an organization must have 501c3 tax status. Neighborhood Council Advocate Mario Hernandez reviewed the application. They have State papers but not 501c3 status. City clerk won't pay them money until they get it.

September 16 is the date of the event.

We're waiting for determination letter, said applicant.

Spiegel also said that you can pay for this from Outreach money. You'd have to go back to the budget and transfer money. You can't do it tonight. It's not on the agenda. That requires a special board meeting for this item. You won't give as NPG, you will do this as outreach. You need to have a motion to call for a special meeting.

*James Todd made the motion. Albrektsen seconded. Todd said the meeting would be held in the next 3 weeks. Amara Ononiwu seconded.*

**VOTE for special meeting**  
**14-0-0**  
**PASSED**

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

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Berman said we will have a special meeting.

13. Next Meeting Tuesday September 12, 2017
14. Adjourn

Newman made the motion to adjourn.  
The meeting ended at 9:04pm.