



P.I.C.O. NEIGHBORHOOD COUNCIL
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LAND USE COMMITTEE
Lisa Kaye (Chair)
Walter Dominguez
Andrew Jackson
Rosina Jacobs
Lauren Nukes
Michael Sims
Michael Wacht
Michelle Warrick

Land-Use Committee Agenda
Thursday, June 24, 2021 6:30 – 9:00 pm PST
Meeting via Zoom

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor’s Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the meeting will be conducted entirely telephonically.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81753198843>

Or One tap mobile :

US: +16699006833,,81753198843# or +13462487799,,81753198843#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 817 5319 8843 International numbers

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PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

1-5651 W Pico Blvd. #102, Los Angeles 90019 and at www.piconc.com

2- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

3- Agendas and Attachments are posted prior to each meeting by visiting www.piconc.com Land Use- For The Record-Agendas

4-If you wish to be on the mailing list for Land Use updates each month, please email landuse@piconc.com to add your email address

GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS WILL BE LIMITED TO One (1) Minute per speaker unless waived by the presiding Chair.

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and 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 (72 hours) prior to the meeting

you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551. ¹

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 in advance of a meeting may be viewed at 200 N. Spring Street Los Angeles, CA 90012, and at our website: www.empowerla.org 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 email: landuse@piconc.com. ²

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial *9, when prompted by the presiding officer, to address the Land-Use Committee on any agenda item before the Board 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 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.

WAYS OF WORKING (Standards on which we agreed to hold ourselves & each other accountable)

- No Cross talk (no interruptions or sidebar conversations while someone has the floor)
- Identify yourself when you speak or present, especially during Virtual meetings. You can request to RAISE HAND on the Zoom Feature as a Participant or Attendee. You may also use the Q&A feature to post a public or private comment to the panelists or attendees.
- Listen and respond respectfully to others' ideas/opinions - even if you disagree
- It's OK to disagree (just express it respectfully)
- Say what you mean, mean what you say (be honest and forthcoming - no innuendo or code)
- Generosity of spirit (conduct ourselves with good intentions and assume good intentions in others)
- Separate the message from the messenger (don't make it personal)
- Exhibit appreciation, interest, and empathy for different backgrounds and perspectives
- Be informed (ask for clarification or information; don't be offended or rude if others ask you for it)
- Be active listeners (paraphrase to show – or ask whether – you understand someone correctly)
- Each Committee member shall be limited to 3 comments of up to 2 minutes total per agenda item.
- Each Public Comment per agenda item will be limited to 2 minutes and 1 minute for follow up and will be addressed at the start of the meeting and managed by the Moderator.
- Presenters will have an opportunity to address General Public Comments at the start of the meeting and later as items on the agenda are presented. Once Public Comments are presented per the agenda item, the Land Use Committee may address comments before the Presenter responds. Time Permitting there may be further follow up Public or Committee comments (time permitting), before a committee member puts forth a motion for consideration and for a committee vote.
- **No further public or committee comments will be considered once a motion is put forth, seconded and a vote is taken.**

1. **(Est. 6:30) Chairs Opening Remarks, Call to Order, Roll Call & Introductions:**
2. **(Est. 6:35) General Public Comment:** *Comments from the public on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comments period. Public comments are limited to two (2) minutes per speaker, (unless waived by the presiding officer of the Board or committee chair). Those wishing to make a public comment regarding an item listed on the agenda should hold those until the matter is heard.*
3. **(Est. 6:45) Motion to Approve Meeting minutes from the May 27, 2021 Land Use Committee Meeting) ([See Attachment A here](#))**
4. **(Est. 6:50) Neighborhood Council District Office Updates CD 5 & CD 10**
Mayra Guevara, Field Deputy for Los Angeles City Council Member for Council District 10, Councilman Mark Ridley Thomas, Hakeem Parke-Davis, Planning Deputy CD 10 and Jill Kline, Field Deputy, CD 5 Councilman Paul Koretz offices respectively.
5. **(Est. 7:05) Land Use Committee Member Updates**
 - a) **5843 W Pico Blvd (Formerly Walgreens)** Update on the proposed 5 story mixed use TOC project (Tier 3.) Commercial (ground level), residential (level 2-5) Remodeling the existing retail building into a contemporary low-rise structure. 40 residential units with 20 residential parking spaces, 2 guest spaces and 21 commercial spaces. (Lisa Kaye)
 - b) **The Mint CUB Letter of Support Update (6010 W Pico Blvd)** Current CUB expires on October 31, 2021 <https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=12&LICENSE=577139> (Lisa Kaye)
 - c) **Community Demolition Update (5 min)** - Neighborhood area community demolitions, proposed development tracking, and outreach. (Rosina Jacobs)
 - d) **Sustainability Update (5 min)** (Rosina Jacobs)
 - e) **Los Angeles City Council Redistricting Commission Meeting update (10 min) ([See Attachment B here](#))** Los Angeles City Council Redistricting Commission (LACCRC) briefed Neighborhood Councils on Wednesday June 9 regarding the City redistricting that occurs every 10 years. The Commission wants to work with the Neighborhood Councils to solicit their input on redistricting. There will be 19 public hearings from June through September to solicit public input. CD 5's hearing will take place on July 7. CD 10's will take place on August 28. Census data will not be released until August 15 and there wasn't a homeless count in 2021. Contacts:
LACCRC website: <http://redistricting2021.lacity.org/>
Follow LACCRC Meetings at: <http://redistricting2021.lacity.org/index.html>
Email LACCRC at: redistricting.lacity@lacity.org
For more information contact: Rafael Gonzalez, Director of Community Outreach and Engagement: Rafael.gonzalez@lacity.org Lauren Nukes, Land Use Committee member and Community Stake Holder presenting.
6. **(Est.7:30) Follow Up Project Presentation. CUB for Messob Ethiopian Restaurant 1041 S Fairfax Ave. (Presentation/Discussion/Possible Action) (CUB: ZA-2021-420-CUB) ([See Attachment C here](#))** Conditional Use Beverage Application for Messob Ethiopian Restaurant at 1039-1041 S Fairfax Ave. The applicant is requesting: 1) Extension of existing CUP license for 1041 S Fairfax expiring December 2021; 2) Extension of license to include 1039 S Fairfax; and, 3) Extension of restaurant operations to the new hours of 11:00AM – 2:00AM, daily. Applicant

Owners Berhanu Asfaw, Getahun Asfaw and Applicant Representative Bill Robinson will request. A remote public hearing is scheduled for July 6, 2021 at 9:00AM. The link to the hearing can be found on page 1 of [Attachment C](#). The current liquor license can be found here: <https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=12&LICENSE=368262>

7. **(8:00) New Project Presentation. 6116-6144 W. Pico Blvd (Jerry's Garden) (Presentation/Discussion/Possible Action) (DIR-2021-4251-TOC-SPR-HCA) (See Attachment D here)** The demolition of existing commercial buildings and construction of a 128,650 sq. ft six-story mixed-use building over one level of subterranean parking. 125 units (13 extremely low income) under a TOC tier 3 designation. Jacques Mashih, Architect with West Pacifica Design Construction will be presenting. See previously approved plans from 2016 [HERE](#).
8. **(9:00) End of Meeting - Adjournment**

¹ Si requiere servicios de traduccion, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificacion, por favor llame a nuestra oficina al (213) 485-1369.

² In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 5651 Pico Blvd, Ste # 102, Los Angeles, CA 90019: www.piconc.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 administrator at (323) 932- 9182. The agenda is posted for public review at: 1) P.I.C.O. Neighborhood Council Office (5651 W. Pico Blvd, Ste #102., Los Angeles, CA 90019); 2) P.I.C.O. Neighborhood Council Website: www.piconc.com. For information on the Process for Reconsideration, P.I.C.O. Neighborhood Council Stakeholder Grievance policy or any other procedural matter related to this Council, please consult the P.I.C.O. Neighborhood Council Bylaws by clicking on www.piconc.com or visiting the P.I.C.O. Neighborhood Council office at 5651 Pico Blvd, Ste #102, Los Angeles, CA 90019.