



P.I.C.O. NEIGHBORHOOD COUNCIL
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LAND USE COMMITTEE
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Miguel Padilla
Brendan Nelson
Michelle Warrick

Land Use Committee Meeting Agenda
Thursday, June 28, 2022 6:30 PST
[Zoom Meeting Online](https://us02web.zoom.us/j/85468131631)
<https://us02web.zoom.us/j/85468131631>
or By Telephone dial (877) 853 5257 to join the meeting
then enter Webinar ID: 854 6813 1631 and press #

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Jose Galdamez, al jose.galdamez@lacity.org por correo electrónico avisar al Concejo Vecinal.

In conformity with the September 16, 2021 enactment of Assembly Bill 361 (Rivas) and due to concerns over Covid-19, the PICO Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

Every person wishing to address the Board must dial **(669) 900-6833, and enter 854 6813 1631 and then press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the *Raise Hand* button to address the Board 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. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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.

Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

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

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

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. CALL TO ORDER & ROLL CALL:

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS: *Comments from the public on non-agenda items within the Land Use Committee's subject matter jurisdiction. Public comments are limited to one (1) minute per speaker, (unless waived by the presiding Chair or Moderator). Those wishing to make a public comment regarding an item listed on the agenda should hold those comments until the matter is called on the agenda.*

3. CONSENT CALENDAR- *(Note: A consent calendar is a board meeting practice that groups routine business into one agenda item. The consent calendar can be approved in one action, rather than filing motions on each item separately. A consent calendar moves routine items along quickly so that the board has time to discuss more important issues. If a member disagrees with the consent calendar item or wants to move it to the regular agenda, the member would request that the item be pulled from the consent calendar. The Chair would ask if the members are in favor of approving the consent calendar (minus the removed item.)*

- a. Discussion and possible motion to approve the Draft Minutes from the June 23, 2022 ([Attachment A](#))

4. COUNCIL DISTRICT OFFICES CD 5 & CD 10; CITY & GOVERNMENT REPRESENTATIVES:

- a. Mayra Guevara, Field Deputy and Hakeem Parke-Davis, Field Planning Deputy for Council District 10, Community Update;
- b. Jarrett Thompson, Field Deputy for Council District 5 Community Update.
- c. Update from PICO NC President, Brad Kane

5. PICO NC LAND USE COMMITTEE UPDATES- *General community updates related to Land Use matters not on the agenda:*

- a. Update on Town Hall held by SCNA on July 14 from Carmel Partners Development for a 28-story TOC mixed-use residential tower at 1056 S La Cienega; (<https://urbanize.city/la/post/28-story-apartment-tower-planned-empty-lot-la-cienega>) (<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU2Mzg0>);
- b. 5325 West Pico Mid-City Spa Conditional Use Permit (CUP) request for the sale of beer and wine Alex Woo representative;
- c. Update on Design, Color and signage for 6015 Pico/1265 Sterns Dr formerly LA Burger;
- d. Land Use ZIMAS Map www.piconc.com Update. (Rosina Jacobs & Michael Wacht);
- e. Land Use Committee Member Updates.

UPDATE ON PROJECT PRESENTATION: *Any Board Member who may have a conflict of interest and has not consulted with the Office of the City Attorney should move to have the matter tabled until the next meeting so that the Board Member has an opportunity to consult with the City Attorney's Office. If the Board declines to table the matter, the Board Member may want to consider recusal prior to the matter being discussed. If choosing to recuse, the Board Member should state for the record, all reasons for the recusal and that they will be leaving the meeting during the discussion and voting. Because recusal may not*

always be sufficient, tabling of the matter at issue is always preferred to allow time for the Board Member to consult with the City Attorney's Office.

6. **5050 W Pico Blvd (at Sycamore Ave)** (Presentation/Discussion) (DIR-2021-4251-TOC-SPR-HCA). Supportive Housing conversion of new construction mixed-use building, formerly TOC. 6 stories with 79 units. Hyder Property Management Professionals and The People Concern (TPC) will present.
7. **5101-5125 W Pico (at Redondo Blvd)** (Presentation/Discussion/Possible Action) (DIR-2022-3785-TOC-SPR-VHCA) Discussion and possible motion to recommend for approval the construction of a new 136-unit apartment building with 13 units set aside for extremely low income. There will be 136 parking spaces for residents. Kristen Lonner of Neighborhood Forward will be presenting. ([Attachments B](#))
8. **1420 S Point View** (Presentation/Discussion/Possible Action) (DIR-2022-2855-TOV-HCA) Discussion and possible motion to recommend for approval the construction of a new 22,269 sq. feet, 57-unit TOC apartment building with 22 subterranean parking spaces. Matthew Hayden of Hayden Planning will be presenting. ([Attachments C](#))
9. **LAND USE ADMINISTRATION**
 - a) Discussion and possible motion to recommend to P.I.C.O. Neighborhood Council General Board on Land Use (i) [Development Guidelines](#), (ii) [Sample Flver](#), (iii) [Proposed Land Use FAQ](#)
 - b) Discussion and possible motion to recommend to P.I.C.O. Neighborhood Council General Board, [Land Use Chair and Committee Roles & Responsibilities Draft 2022](#)
10. **ANNOUNCEMENTS** General Board Member Announcements and suggestions for future agenda items by board members and stakeholders. One (1) minute limit per board member and stakeholder

ADJOURNMENT

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 email to info@piconc.com

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.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 email: landuse@piconc.com.

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

- 1060 S Fairfax Avenue, Los Angeles CA 90019 and at www.piconc.com
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>
- Agendas and Attachments are posted prior to each meeting by visiting www.piconc.com Land Use- For The Record- Agendas
- 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