



P.I.C.O. NEIGHBORHOOD COUNCIL
PO Box 351329 Los Angeles, CA 90035
www.piconc.com
Email: info@piconc.com



Land Use Committee
Lisa Kaye Chair
Michael Wacht Co-Chair
Haejin Baek
Edward Friedman
Jon Huddle
Rosina Jacobs
Markos Legesse
Marilouise Morgan
Lauren Nukes
Miguel Padilla
Brendan Nelson
Michelle Warrick

**P.I.C.O. Neighborhood Council
Land Use Committee Meeting Agenda
Thursday, June 22, 2023, 6:30 PST**

**(In-Person Meeting Only)
Claude Pepper Senior Center
1762 S. La Cienega Blvd. Los Angeles, CA 90035**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dina Andrews, al dina.andrews@lacity.org por correo electrónico avisar al Concejo Vecinal.

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 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 or Board meeting. Public comment is limited to up to 2 minutes per speaker, unless adjusted by the presiding officer of the Committee.

IN-PERSON MEETING SAFETY

Though the City of Los Angeles has lifted Covid protocol requirements, and it is no longer mandatory to wear masks and observe distancing requirements, masks are still recommended for meeting participants. In addition, please use responsible judgment and take precautions if you are not feeling well or have recently tested positive. We anticipate there may be at least (50) people in attendance for this meeting. Disposable masks will be available at the 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
- 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 up 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.

PROJECT PRESENTATION RECUSALS

Any Committee 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 Committee Member has an opportunity to consult with the City Attorney's Office. If the Committee declines to table the matter, the Committee Member may want to consider recusal prior to the matter being discussed. If choosing to recuse, the Committee 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 Committee Member to consult with the City Attorney's Office.

GENERAL BOARD PARTICIPATION LIMITATION AT COMMITTEE MEETINGS

Due to restrictions in the Brown Act, only (6) Board Members may attend a committee meeting of that body at any one time (½ of quorum), including Board Members who are active members of that committee. Participation of more than (6) Board Members would constitute an unnoticed meeting of the General Board.

P.I.C.O. NC Land Use Committee maintains a log of pertinent zoning information and resources for stakeholders

Attendees are encouraged to conduct research prior to the meeting

[Zoning Information and Stakeholder Resources can be located here](#)

P.I.C.O. NC Land Use Committee maintains a map of neighborhood Planning Projects

Map includes links to Planning Cases, Building Permits, and NC Files

[PICO NC Land Use Project Map can be located here](#)

All attachments for this meeting are available for review and download on the P.I.C.O. NC Cloud Drive

[This meeting's Agenda and Attachments can be located here](#)

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 up to two (2) minutes per speaker at the discretion of the moderator, (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.

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. Discussion and possible motion to approve the Draft Minutes from March 23, 2023

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

- a. CD10: Hakeem Parke-Davis, Deputy for Planning, and Mayra Guevara, Deputy for Constituent Services
- b. CD5: Dylan Sittig, Planning Deputy, and Thao Tran, Field Deputy
- c. Other City Government or Nonprofit Representatives

5. PICO NC LAND USE COMMITTEE UPDATES:

General community updates related to Land Use matters not itemized later on the Agenda:

- a. San Vicente Eastbound at Curson Avenue - Right Turn Only Lane causing collisions
 - i. *“LADOT will be adding additional bollards, signs, and pavement markings to further emphasize the right-turn lane at Curson. We will also continue to monitor this location to determine if other enhancements will be needed.”*
- b. 5900 W. Olympic Blvd - UCLA Behavioral Health Mid-Wilshire (former Olympia Medical Center)
 - i. Under Construction; Designs are available to share with community, perhaps next meeting
 - ii. NOTE: Project not in PICO NC but adjacent
 - iii. About the project <https://midwilshire.uclahealth.org/>
- c. 1050 S La Cienega (*Includes address range 1022 -1066 S La Cienega*)
 - i. Planning Hearing was held Tuesday, June 13, Interrupted due to fire alarm at City Hall
 - ii. Tentatively rescheduled for Tuesday, July 18
- d. 1319 S Orange Grove - Potential conditional use Wireless Antenna Application
- e. 1447 S Hi Point Street - Superior Court Decision related to TOC Appeal in favor of neighbors
- f. 5023 W Pico Blvd - On-site Liquor License Application ([ZA-2023-3868-CUB](#))
- g. 5325 W Pico Blvd - Mid City Spa On-Site Beer/Wine Application ([ZA-2022-1418-CUB](#))
 - i. Was approved by Land Use Committee 10/27/22 and General Board 11/09/22
 - ii. Hearing was held June 8, 2023
- h. California has released new income limits for 2023 which determine eligibility for Affordable Housing
 - i. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>
 - ii. How to find Affordable Units? See “Guide for Obtaining Affordable Housing Units” PDF in Land Use Stakeholder Resources folder
- i. Land Use Committee Member Updates

6. 1050 S LA CIENEGA BLVD (*Includes address range 1022 -1066 S La Cienega*)

(Presentation/Discussion/Possible Action) ([DIR-2022-2279-TOC-SPR-VHCA](#)):

Proposed 24-story building with 290 residential units (29 for extremely low-income households), and approximately 4,100 square feet of neighborhood serving retail space. Adjacent to the ground-floor retail at the northernmost portion of the site will be an approximately 4,500-square-foot publicly accessible pocket park. Proposed 412 parking spaces will be located in a podium garage and on below-grade levels.

Presenter: Will Cipes, Carmel Partners

7. LAND USE ADMINISTRATION:

- a. Updates on SB411: In-person, Virtual, and Hybrid Meetings
- b. Upcoming Changes to Land Use Committee Membership
 - i. July 12 General Board Meeting
 1. New General Board Members will be seated
 2. Chairs/Co-Chairs will be appointed or reappointed
 - ii. General Board Resignations
 1. Requests to continue terms as Stakeholders on Land Use Committee
 - iii. Transition of Stakeholder members to Board Committee Member
 - iv. Stakeholders interested in joining committees should get their applications in to president@piconc.com as soon as possible, attend July 12 Board meeting for more information

8. ANNOUNCEMENTS:

Committee Member Announcements and suggestions for future agenda items by board members and stakeholders. One (1) minute limit per committee 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

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