



WESTSIDE NEIGHBORHOOD COUNCIL
P.O. Box 64370 Los Angeles, CA 90064
www.wncla.org (310) 474-2326

YOU ARE INVITED

Westside Neighborhood Council
Land Use Committee Meeting REVISED

NOTICE OF AGENDA June 10, 2020 – Wednesday 11:00 A.M.

To join the Meeting Enter This Webinar ID: 866.1206.6765
Dial: (669) 900-6833 and enter/dial 866-1206-6765 and # (pound)

IN CONFORMITY WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID-19, THE BOARD OF WESTSIDE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: Zoom Meeting Online at <https://zoom.us/j/97561934460> or by telephone, Dial +1 669 900 6833 to join the meeting Then enter this Webinar ID: 866.1206.6765 and press # Press *9 to raise hand for public comment. The public is requested dial *9, when prompted by the presiding officer, 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. For more information on agenda items visit wncla.org and click "board agenda"

1. CALL TO ORDER—QUORUM CALL

2. PRESENTATION (discussion and possible recommendation to Board):

1936-1942 Westwood Blvd. Case No. ZA-220-1297-CU / ENV-2019-1298-CE

A request for a Conditional Use Permit (CUP) to allow a change of use of an existing mixed use apartment building to a 20,195 square-foot, three-story, 45-foot high, 30 room hotel with 2,741 square feet of ground floor commercial uses, located within 500 feet of an R (residential) Zone. The building is located in a C-4 commercial zone and is part of the Pico Westwood Neighborhood Oriented District.

Applicant: Farzin Halavy, Halavy Family LP

Applicant Representative: Athena Novak, AHN & Associates LLC

The project plans are posted at: <http://wncla.org/2020/05/proposed-hotel-project-at-1928-westwood-blvd/>

FYI: The Planning Dept. hearing for the CUP request will be heard by an LA City Planning Dept. Zoning Administrator **on Thursday, June 11, 10 am** on a telephonic meeting that the public may access and participate in to support, oppose and/or request

conditions to be placed on the proposed change of use. This hearing provides an opportunity for the public to be heard:

TO PARTICIPATE IN THE JUNE 11 HEARING: Members of the public who wish to offer public comments should call (669) 900-1928 and use Meeting ID No. 959 2399 3996 and then press #. You will be automatically muted when entering the meeting. (Note that previous hearings on earlier cases may run longer than expected. Periodically during the hearing, staff will note what item on the agenda is currently being heard.) THIS CASE IS NUMBER 3 (at 10 am) on that morning's agenda which begins at 9 am. **To comment on an agenda item, press *9 to “raise your hand” virtually following the Zoning Administrator calling the item.**

Planning Staff will call upon speakers using the last four digits of the phone number, if available. Each speaker's audio will be unmuted as they are called upon. Speakers typically are given 1-2 minutes to speak and at the end of the specified time limit for public comment, you will hear a buzzer sound or verbal indicator and Planning Staff will ask you to wrap up our remarks. Soon thereafter, your audio will again be muted and the Staff will go to the next speaker.

FOR YOUR INFORMATION: Hotels are permitted in C-4 Zones however such a change requires notice if there are RESIDENTS within 500 feet of such proposed change. This triggers a review process.

The Zoning Administrator is being asked to consider the following requested actions:

- An exemption from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- Pursuant to LA Municipal Code Section 12.24-W,24(a) a Conditional Use to allow a 20,195 square-foot, three-story, 45-foot high, 30-room hotel with 2,741 square feet of ground floor commercial uses, located within 50 feet of an R-Zone.

Our local June 10th meeting will provide the opportunity for our local residents to hear a project presentation by the applicant and rep and will provide an opportunity for stakeholders / neighbors to ask questions.

3. DISCUSSION AND POSSIBLE RECOMMENDATIONS:

Update on Planning Issues (available on website: wncla.org) including pending Statewide legislation on land use and planning that would affect LA City zoning, pending Citywide policy issues, updates on local development and land use.

4. PUBLIC COMMENT

5. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson. The public is requested dial *9, when prompted by the presiding officer, 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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the Board. 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.

Agenda is posted for public review at: 1) wncla.org 2) Library 3) You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>.

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 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, or 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 WNC at 310.747.2326 EQUIERE 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(310) 474.2326.. 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 our website: wncla.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 Terri Tippit at westsidenc@ca.rr.com

Westside Neighborhood Council Business Seat 19 is vacant. Visit wncla.org for qualifications to submit a request to be considered to be the seat representative