



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



Westside Neighborhood Council Governing Board/Stakeholder Joint Land Use Committee Meeting
Notice of Agenda
Wednesday March 22, 2023
6:00PM

Join the Meeting <https://us02web.zoom.us/j/89991313689>

Dial Toll-free number (877) 853 5257 to join the meeting and enter/dial the Webinar ID: 8999131689 when prompted, press # (pound) twice to enter the meeting. When in the meeting, if you want to raise your hand for Public Comment, dial *9 (star-nine) to raise your hand when you are in the meeting.

AGENDA:

1. CALL TO ORDER:

- a. Welcome remarks and roll call

2. PRESENTATION: (discussion and possible action items):

- a. CPC 2022-8060-DB-HCA 10942-10948 Pico Blvd. (old Islands site)
Proposed Expo TNP area project consisting of 30 units in 5 stories in 61 feet of height
Unit mix: Fifteen studios, ten 1 bedrooms two 2 bedrooms, four very low-income units.
Sixteen stacked and puzzled spaces. Parking with 2 entrances off alley-no underground parking.
Report will be an update as to revisions made to the project reflecting community input.

Entitlement Requests:

- o Density Bonus, pursuant to LAMC Section 12.22.A 25, for a project with 30 dwelling units including 4 units (15% of by-right density) for Very Low Income Households for a period of 55 years with the following On and Off Menu Incentives:

One Menu Incentives:

- Open Space: A reduction in the required open space of up to 20%, to allow 2,440 in lieu of the otherwise required 3,050 square feet; and,
- Floor Area Ratio: An increase in Floor Area Ratio (FAR) to 2.7:1 in lieu of an FAR of 2.0:1 otherwise permitted by the NMU(EC)-POD zone.

Off Menu Incentives:

- Height: An increase in the maximum height requirement to allow 65 feet in lieu of the 45 feet otherwise allowed by the NMU(EC) zone.

Waivers:

- o Waiver of Development Standard, for relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10 to permit 65 feet within 0-99 feet of an R1 zone instead of a maximum 33 feet; and,
- o Waiver of Development Standard, for relief from Exposition Corridor Transit Neighborhood Plan (TNP) Standard 4.2.5.C.1, to allow 0 feet in lieu of 25 feet for a portion (28%) of parking and loading areas.

Class 32 Categorical Exemption, pursuant to the State of California Environmental Quality Act and CEQA Guidelines, Section 15300.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS: (2 minutes each)

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.

4. Adjournment:

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. 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>

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 310.474.2326

IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE WESTSIDE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

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.

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