

CITY OF LOS ANGELES CALIFORNIA

PICO UNION NEIGHBORHOOD COUNCIL

Zoning Land Use & Planning

Erica Jung
Committee Chair



PICO UNION NEIGHBORHOOD COUNCIL
Zoning Land Use & Planning Committee
Member

Jay Park
Peter Sean
Cynthia Rodriguez
Louis Shapiro
Sunny Kim

**PICO UNION NEIGHBORHOOD COUNCIL
Special Zoning Land Use & Planning
Committee Meeting Agenda
July 26, 2017 at 6:30pm
Kolping House – Auditorium (Parking available)
1225 S Union Ave, Los Angeles, CA 90015
www.picounionnc.org**

1. Call to Order

6:35pm

Track #11

2. Roll Call

Erica Jung

Jay Park

Louis Shapiro

Sunny Kim

3. Welcome Message

Erica: We will have another meeting right after this, so we have to get through this as soon as we can.

4. Zoning Land Use & Planning Action items

- a. Building hotel with maximum of 151 rooms, but proposing 120 rooms. Total area of commercial is 6,100 sq.ft. 30,000 sq.ft. land.

Requesting:

Change of zone from C2-1 R4-1, to RAS4-1, 3.00 FAR

CUP (Conditional Use Permit)

King Woods: Proposed 120 room hotel. Also going to have a retail component, with shop and restaurant as well. RAS was a mixed use project, and this is a mixed project which is why we want to change to that.

We are max 10 minutes from the Convention center and we are pushing to have more hotels near this area. Everyone we have spoken to about this project thinks it's a great idea and that its going to be excellent for this area.

Architect: *Presented site plans* - 6 stories, wood frame – We are also asking for 1.5 more FAR

Drop off on Kenmore side, keep it off the Olympic side.

We are planning to begin construction within the next year and it will take about 12-13 months.

Valet will be provided.

Jay: How will you guys handle the traffic that will be caused by this construction? Because there is already a lot of construction going on all over the city.

Erica: We want you guys to study more about this and have plans against traffic problem as we will be talking more about this during the GBM and more people will have questions for you guys.

Architect: We have already spoken with the DOT and they told us all the sections to study for the traffic. We can ask our traffic consultants come in and answer some of those questions. The Restaurant is only available for hotel guests.

King Woods: We want to be competitive with other hotels and have the sale of alcohol as well which is why we ask for the Conditional Use Permit.

Louis Shapiro makes motion to extend this to the General Board Meeting. Approve Change of zone and CUP. Jay Park seconds the motion.

•Committee unanimously passes action to General Board Meeting on August 7th.

5. Public comments on non-agenda items within the committee's subject matter jurisdiction.

6. Board Member comments on non-agenda items within the committee's subject matter jurisdiction.

7. Meeting adjournment.

Jay Park makes motion to adjourn meeting, Louis seconds.

•Meeting unanimously adjourned at 6:57pm

The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Committee takes an action. Public comment is limited to 2 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker. The public may comment on a specific item listed on this agenda when the Board considers that item. When the Board considers the agenda item entitled "Public Comments," the public has the right to comment on any matter that is within the Board's jurisdiction. In addition, the members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record (Govt. Code § 54957.5). 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 *1225 S. Union Ave, Los Angeles, CA 90015*, at our website by clicking on the following link: www.picounionnc.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 the **PUNC office at 213-738-0137**. The Pico Union Neighborhood Council holds its regular meetings on the first Monday of every month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The agenda for the regular and special meetings is posted for public review at 1) **Normandie Recreation Center 1550 S. Normandie Bl.** 2) **Berendo Middle School 1157 S. Berendo St.** 3) **Leo Politi Elementary School 2481 W. 11th St.** 4) **Magnolia Ave. Elementary School 1626 S. Orchard Ave.** 5) **Tenth Street Elementary School 1000 Grattan** 6) **Pico Union Branch Public Library 1030 S. Alvarado St.** 7) **Toberman Recreational Center 1725 Toberman St.** The Pico Union Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Pico Union Neighborhood Council will provide reasonable accommodations 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 the 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 Pico Union Neighborhood Council at (213) 738 - 0137 or please send an e-mail that states the accommodations that you are requesting to Picounion09@att.net. **Process for Reconsideration** - An official vote or action of the Board may be reconsidered upon request as follow: a.) Reconsideration may take place immediately following the original action or at the next regular meeting. A member of the Board, at either of the meetings shall make a motion to reconsider the action or decision. If approved by majority vote of the Board, the Board may immediately rehear the matter and take action. b.) A motion for reconsideration may only be made by a Board member who previously voted on the prevailing side of the original action or decision taken. **PROCESS FOR FILING A GRIEVANCE:** Any grievance by a Stakeholder must be submitted in writing to the Board of Governors. The Board of Governors shall then refer the matter to an ad hoc grievance panel comprised of 3 Stakeholders who are randomly selected by the Council secretary from a list of Stakeholders who have previously expressed an interest in serving from time-to-time on such a grievance panel. The Secretary will coordinate a time and a place for the panel to meet with the person(s) submitting a grievance and to discuss ways in which the dispute may be resolved. Thereafter, a panel member shall prepare and submit a written report to the Board outlining the panel's collective recommendations for resolving the grievance, no later than two weeks after it has met with the person submitting the grievance. The Board of Governors may receive a copy of the panel's report and recommendations prior to any meeting by the Board, but the matter shall not be discussed among the Board members until the matter is heard at the next regular meeting of the Board pursuant to the Ralph M. Brown Act. This formal grievance process is not intended to apply to Stakeholders who simply disagree with a position or action taken by the Board at one of its meetings. Those grievances can be aired at Board meetings. This grievance process is intended to address matters involving procedural disputes, e.g., the Board's failure to comply with Board Rules or these Bylaws, or its failure to comply with the City's Charter, the Plan, local ordinances, and/or state and federal law. In the event that a grievance cannot be resolved through this grievance process, then the matter may be referred to the Department of Neighborhood Empowerment for consideration or dispute resolution in accordance with the Plan.