



**General Board Meeting Agenda  
September 12, 2023 at 6:30PM  
Pan Pacific Park – Rec Center  
7600 Beverly Blvd.  
Los Angeles, CA 90036**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Amiee Garcia, por correo electrónico [agarcia@midcitywest.org](mailto:agarcia@midcitywest.org) para 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 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 two minutes per speaker, unless adjusted by the presiding officer of the Board.

**1. Call to order and roll call**

**2. General public comment**

**3. Updates from Board**

**4. Announcements from government agencies and elected officials.** Announcements may include but are not limited to the following offices: City Council District 5 (Katy Yaroslavsky), CPAB, LAPD, LAFD, Metro LA, County Supervisorial District 3 (Lindsay Horvath), County Supervisorial District 2 (Holly Mitchell), State Assembly District 51 (Rick Chavez Zbur), State Assembly District 55 (Isaac Bryan), State Senate District 28 (Lola Smallwood-Cuevas), State Senate District 24 (Ben Allen), Congressional District 30 (Adam Schiff), Congressional District 37 (Sydney Kamlager), Senator Dianne Feinstein, Senator Alex Padilla.

**5. Message from Chair**

**6. Consent Calendar**

- A. Accept the resignation of Ava Marinelli, At Large Representative
- B. Motion to approve [Aug 8th General Board Meeting minutes](#)
- C. Motion to approve the Conditional Use permit requested by

**5757 Wilshire - Parma's Pizzeria - [ZA-2023-5580-CUB-CDO](#)**

**Description:** The tenant will be creating a new pizza-based restaurant where Johnnie's Pizza was previously located. The interior and exterior spaces will be redesigned but no floor area will be added.

The tenant is also applying for a CUB to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The proposed hours of operation are

the following; Monday – Wednesday: 11am – 10pm, Thursday and Sunday: 11am – 12am, Friday and Saturday: 11am – 2AM in the [Q] C4-2 - CDO zone.

**Action Requested:** Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,000 square-foot restaurant with a 600 SF patio located on private property.

PLUC voted at its June meeting: 9 Yays; 0 Nays; 0 Abstentions. The motion passed.

## 7. Appointment of a new Board Member to fill vacant At Large board seat.

## 8. Project Motions:

### A. 961 La Cienega - Mixed-Use Development Project -

[CPC-2023-2664-DB-WDI-VHCA](#) & [ENV-2023-2665-CE](#)

**Description:** Construction of a mixed-use development containing: 59 multifamily residential dwelling units (7 set aside as restricted affordable housing units) over 8,795 sq. ft. of ground floor commercial spaces over a subterranean automobile parking facility.

**Action Requested:** Density Bonus Housing Project with three (3) requests: rear yard reduction, Floor Area Ratio (FAR) increase, and height increase. Waiver to provide widening of the adjoining public sidewalk with an easement in lieu of land dedication.

**Amended Motion:** Mid City West Neighborhood Council's Planning and Land Use Committee supports the application at 961 La Cienega Blvd contingent on offering introductory TAP cards for 10 trips or 1 month to new residents.

PLUC voted at its August meeting: 7 Yays; 0 Nays; 0 Abstentions. The motion passed.

**B. 6380 Wilshire Boulevard - Adaptive Reuse Project -  
[ZA-2023-3599-ZAD-VHCA](#) & [ENV-2023-3600-EAF](#)**

**Description:** The Applicant proposes an Adaptive Reuse Project to convert the existing 17-story office building into a multifamily residential building with 210 dwelling units (the “Project”). The Project’s approximately 174,492 square feet of floor area includes the conversion of existing rooms currently housing building-operating equipment and parking areas into dwelling units and common amenity spaces. Up to 166 parking spaces will remain in the existing above-grade garage.

Approximately 21,801 square feet of interior common amenity spaces will be provided on the building’s first, second, third, and fourth floors, and the penthouse/roof level. Flat roof areas on the eighth floor will be repurposed as private decks. The Project will also provide an approximately 5,856 square foot roof deck with a pool and spa. Penthouse level mechanical rooms will be repurposed into a residential unit, its private open space, as well as additional common amenity space.

The Project will maintain the building’s existing exterior including its windows and glazing with the exception of new windows and glazing to be added to portions of the parking garage and the penthouse residential unit.

**Action Requested:** Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 X.1, the Applicant requests a Zoning Administrator’s Determination to allow the following Incentives and Exceptions for an Adaptive Reuse Project in the C Zone outside the Downtown Project Area:

a. Pursuant to LAMC 12.24 X.1(b)(2)

i. Adaptive Reuse Incentives:

1. Density Incentive permitted by LAMC Section 12.22 A.26(h)(2)
2. Site Plan Review Incentive as permitted by LAMC Section 12.22 A.26(h)(5)

ii. Adaptive Reuse Exceptions:

1. Existing Floor Area as permitted by LAMC Section 12.22 A.26(j)(1)
2. Existing Height/Transitional Height Exception permitted by LAMC Section 12.22 A.26(j)(2)
3. Existing Yards Exception as permitted by LAMC Section 12.22 A.26(j)(3)
4. Parking Design Exceptions from LAMC 12.21.A.5 and its related Information Bulletin P/ZC 2023-001 Parking Lot Design

5. Deviation from [Q] Qualified Condition Numbers 4, 5, 6, 7, 9 and 12

and "D" Development Limitation limiting FAR as set forth in

Ordinance 170,323, effective on March 5, 1995.

b. Pursuant to Assembly Bill 2097 and California Government Code Section 65863.2, the Applicant requests zero parking for the proposed 210 dwelling units.

**Amended Motion:** Mid City West Neighborhood Council's Planning and Land Use Committee supports the application at 961 La Cienega Blvd contingent on offering introductory TAP cards for 10 trips or 1 month to new residents and with a recommendation that the applicant consider steps to mitigate noise and the risk of falling objects.

PLUC voted at its August meeting: 7 Yays; 0 Nays; 0 Abstentions. The motion passed.

## 9. Policy motions

- A. Discussion surrounding [SB-411](#).
- B. Discussion and possible [action on a letter](#) to CD5, StreetsLA, and LADOT on following the Mobility Plan 2035 and adding bike lanes to Fairfax between Colgate and Wilshire during repaving this fiscal year.
- C. Discussion and possible [action on a letter](#) to City Council supporting WGA and SAG-AFTRA unions.

## 10. Treasurer's report and funding motions

- A. Treasurer's report and budget process updates.
- B. Motion to approve the [August 2023 Monthly Expense Report](#).
- C. Discussion and possible action on spending up to \$1,000 in support of PARKing Day activation(s) within MCW. Motion passed Transportation and Sustainability Committee 8 Yays; 0 Nays; 0 Abstentions.
- D. Discussion and possible action of a funding motion for a projector and accessories for up to \$1,000 for use of the board. Motion passed PLUC: 5 Yays; 0 Nays; 2 Abstentions.
- E. Discussion and possible action on spending up to \$500 in support of Operation Sparkle. Motion passed Executive Committee 5 Yays; 0 Nays; 0 Abstentions.
- F. Motion to approve up to \$1500 in support of the Halloween Event being held at Pan Pacific Park. Motion passed FAR Committee 5 Yays; 0 Nays; 0 Abstentions.

## 11. Report from standing committees (announcements to include but not limited to items below)

- A. Public Safety & Wellness
  - 1. LAPD Open House
  - 2. Blood Drive
  - 3. Wednesday Walks
- B. Transportation & Sustainability
- C. Film, Arts & Recreation
  - 1. Smashing Pumpkins Event on Nov. 5, 2023
- D. Planning & Land Use
- E. Civic Engagement & Governmental Affairs
- F. Homelessness, Refugees & Renters Rights
- G. Social & Racial Equity
- H. Executive Committee
  - 1. Upcoming meetings and holiday conflicts
  - 2. Fairfax median update
  - 3. TV City meeting location update

## 12. Motion to Adjourn

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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

### Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- Pan Pacific Park – Rec Center 7600 Beverly Blvd. Los Angeles, CA 90036
- <https://www.midcitywest.org/>
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

### 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 Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

### 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 the Fairfax Senior Center located at 7929 Melrose Ave., Los Angeles, CA 90046 or at our website <https://www.midcitywest.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 email at: [admin@midcitywest.org](mailto:admin@midcitywest.org).

**Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <https://www.midcitywest.org/>