



WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL



Planning & Land Use Management Committee

Regular Meeting

정기 회의 · Reunión Especial · বিশেষ সভা

Agenda

Monday, June 17th, 2024, 5:30 PM – 7:30 PM

PIO PICO Library, 694 S Oxford Avenue, Los Angeles, CA 90005

COMMITTEE JURISDICTION

WCKNC Bylaws VII.1.E: "...the committee reviews, invites public input, reports on, and makes recommendations to the Board on land use, planning and housing issues affecting the WCKNC community."

Reach Out to Us!

Reach out to the committee with your questions or comments:
PLUM.WCKNC@gmail.com

I. Welcoming remarks

- A. Call to Order
- B. Roll Call

II. General Public Comment on non-agendized items

- A. Comments from the public on non-agendized items shall be within the Committee's jurisdiction (up to 2 minutes per speaker).

III. Presentations and standing items

- A. Discussion and possible action to support or oppose allowing conditional use permit to allow the hours of operation of 10 am-2 am daily, in lieu of the hours of 7 am-11 pm daily, as restricted by Mini-shopping Center regulations at 338 S. Western Avenue,

Case Number **ZA-2018-2417-CUB** in conjunction with a proposed 2,007 sq. ft. restaurant with 36 seats.

- B. Discussion and possible action to support or oppose allowing Transit Oriented Communities Affordable Housing Incentive Program at 905 S Irolo St, Los Angeles, CA 90005, Case Number DIR-2023-8454-TOC-HCA proposed 7-story, 34-unit multifamily development.
- C. Discussion and possible action to support or oppose the Entitlement Requests at 870 S Western Ave. Los Angeles, CA 90005 pursuant to LAMC 12.22-A,31 and 13B.2.5, the applicant requests to utilize the following Transit Oriented Communities (TOC) Tier 3 Base and Additional Incentives.
 - 1. 70% increase in density from 92 dwelling units to 157 dwelling units.
 - 2. FAR increase from 1.5 to 3.75TOC Additional Incentives
 - 1. 25% reduction in required open space from 16,600 square feet to 12,450 square feet.
 - 2. RAS3 yard standards to permit a 5-foot residential side yard abutting the property to the east in lieu of 9 feet and a 5-foot rear yard in lieu of 18 feet.The applicant proposes the demolition of an existing 20,518 square-foot retail building and the construction of a new 129,128 square-foot (3.75 FAR), six-story, 73-foot, 8 3/8-inch mixed-use building with 157 dwelling units, including 36 studio units, 99 one-bedroom units, and 22 two bedroom units, with 16 extremely Low Income units, and 3,000 square feet of retail space.

IV. Committee member announcements/comments

V. Requests and motions for future agenda items.

VI. Adjournment

Comments from the public on other matters not appearing on the agenda that are within the Committee'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 meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Committee.

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

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- Pio Pico Library, 694 S Oxford Avenue, Los Angeles, CA 90005
- <https://www.empowerla.org/WCKNC>
- 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 Pio Pico Library located at 694 S. Oxford Avenue, Los Angeles, CA 90005 or at our website <https://www.empowerla.org/WCKNC> 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: wcknc.info@gmail.com.

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.empowerla.org/WCKNC>