



## Land Use Committee

### AGENDA

February 24, 2010 (6:30 P.M.)

National Council of Jewish Women

543 N. Fairfax Avenue, Room 103

Every person wishing to address the committee must submit a speaker's request to the chair. Public comment is limited to 2 minutes per speaker, unless waived by the chair.

1. Welcome (2 min)
2. Open Public Comment on matters not before the Committee (10 min)
3. **Third Street & Fairfax: Case No. ZA-2009-4088 (Action Item)** (30 min)
  - a. Gilmore Land Company's plans to develop the property at the northwest corner of Third Street and Fairfax Avenue. The current proposal involves demolition of the existing improvements and construction of a 24,000 square foot retail center, including an approximately 2,500 square foot restaurant/pub.
  - b. Applications:
    - i. Deviations from Commercial Corner Ordinance:
      1. Two signage/architectural features (52' and 62') the exceed 45' height limit (these features also require a zone variance)
      2. Street frontage with less than 50% of surface being glazing
      3. Extended hours for specialty grocery/pharmacy (24 hours/day) and restaurant/pub (6am-2pm).
    - ii. Conditional use permit for alcohol (market): Retail sales for offsite consumption with limited on-site consumption.
    - iii. Conditional use permit for alcohol (restaurant/pub): On-site consumption with limited incidental off-site sales, including dancing and live entertainment.
4. **Smart and Final -5555 Wilshire Blvd. , Case No. ZA 2009-3445 CUB (Action Item)**

This is a renewal of an existing CUB that expired 3 years ago. Smart and Final is also requesting a modification to allow it to sell refrigerated beer and wine. The majority of the beer sold will not be refrigerated. The beer will not be sold in anything under a 12 pack (as is the current condition) and the wine will be at least 750 ml. bottles (as current CUB allows). The Application was filed on 10/22/09 and the hearing date is scheduled for 2/23/10.
5. **Survey LA** (15 min)
  - a. Presentation regarding historic preservation survey of Hollywood Community Plan area
6. **7901 Beverly (Beverly & Fairfax)**  
**Case No. CPC-2009-3271-ZC-HD-ZAA-SPR-ZAD (Information only)** (20 min)
  - a. New 6-story mixed use building consisting of 71 condominiums & 85,410 square feet of total floor area on site of existing Fairfax Theater.

7. **Hollywood Community Plan Update** (20 min)
  - a. Discussion re elements of draft Hollywood Community Plan update affecting Mid City West neighborhood
8. Review of recent applications/filings and future Land Use Committee items (15 min)
9. Discussion re “wish list” of desired neighborhood improvement and/or mitigation measures that might be requested of land use applicants. (15 min)
10. Approval of Minutes and Committee Comments (5 min)

**Next Land Use Committee Meeting – March 24, 2010**

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