



MID CITY WEST COMMUNITY COUNCIL

543 N. Fairfax Avenue, Suite 106 Los Angeles CA 90036  
323-651-3512 [www.midcitywest.org](http://www.midcitywest.org)

**Beverly Center • Beverly Grove • Burton Way • Carthay Circle • Fairfax District •  
Melrose • Miracle Mile • Park La Brea**

## Land Use Committee Agenda

Sept 27, 2010 6:30p

California Welcome Center Conference Room  
Ground Floor, Beverly Center  
8500 Beverly Blvd., Los Angeles 90048

The public is requested to fill out a “**Speaker Card**” to address Mid City West on any item on the agenda. Comments from the public on agenda items will be heard only when that item is being considered. Comments from the public on other matters, not appearing on the agenda but within the Board’s subject matter jurisdiction, will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker, unless waived by the presiding officer of the Board or committee chair.

As covered 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, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213.485.1360 or e-mail [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

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 by appointment at 543 North Fairfax Avenue, Los Angeles, CA, at our website [www.midcitywest.org](http://www.midcitywest.org), or at the scheduled meeting. In addition, if you would like a copy of any record relating to an item on the agenda, please call 323.651.3512 or send an e-mail to [admin@midcitywest.org](mailto:admin@midcitywest.org).

1. Call to Order; Roll Call
2. Approval of Aug 24, 2010 Meeting Minutes (5 min)
3. **Public Comment** (mins)  
Comments from the public on matters within Board jurisdiction. Per MCWCC Bylaws, comments are limited to three (3) minutes per speaker.
4. **263 S. La Brea Avenue (Trader Joe’s), Case No. ZA-2010-21-CUB:** (45 min)
  - a. Applicant seeks renewal of a conditional use permit for a full line of alcohol sales for off-site consumption in connection with an existing market (Trader Joe’s) during hours of operation from 8:00a to 10:00p daily. Current hours of operation are 9:00a to 9:00p.
5. **8252 W Beverly Blvd (Jian), Case No. ZA-2009-1877-CUB:** (10 min)
  - a. Applicant is appealing ZA’s determination including: (1) changing hours from 11:00am - 10:00pm (Sun –Thurs) and 11:00am - 10:30pm (Fri - Sat) to proposed hours 11:00am - 10:30pm (Sun –Thurs) and 11:00am - 11:30pm (Fri - Sat); (2) allow motion picture shoots; (3) allow alcohol without food service in bar; (4) reduce required parking attendants from three to two; (5) delete condition 16b and possible other applied conditions (applicant did not provide the requested information).
6. **Code Findings Draft Ordinance (CPC-2010-1572-CA):** (30 min)
  - a. Code Simplification: For every "discretionary" land use process (there are 113 separate procedures and entitlements) the Planning Department must make certain "findings." There are a total of 349 different findings scattered through the zoning code. The Planning Department has

proposed to adopt three "core findings" that every project must meet, and has revised 39 findings, deleted 37 and relocated 7. The intent is to focus on core issues, ensure consistent language across different procedures, and eliminate redundancy in case processing. The 91-page staff report is located at [http://cityplanning.lacity.org/Code\\_Studies/Other/CoreFindings.pdf](http://cityplanning.lacity.org/Code_Studies/Other/CoreFindings.pdf)

7. **Urban Design Guidelines:**

(30 min)

- a. The Planning Department has proposed a set of urban design guidelines, for new multi-family, commercial, mixed-use and industrial projects. They are guidelines for evaluating projects and not detailed requirements. In general, they are aimed at ensuring that new projects fit with their surroundings, are attractive, and people- and pedestrian-friendly. A three page FAQ is at [http://cityplanning.lacity.org/code\\_studies/CDOGuidelines/CDG\\_FAQ.pdf](http://cityplanning.lacity.org/code_studies/CDOGuidelines/CDG_FAQ.pdf)
- b. The proposed guide lines are very large files (20MB or more) and can be accessed on the Planning Department Website, [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org). From the left column, click on "Plans and Ordinances," then "Other Plans and Reports in Progress." At the top of the list in the center of the page, click on "Proposed Citywide Design Guidelines."
- c. A survey form for providing input is at [http://cityplanning.lacity.org/code\\_studies/CDOGuidelines/FeedbackSurvey.pdf](http://cityplanning.lacity.org/code_studies/CDOGuidelines/FeedbackSurvey.pdf)

8. **Draft Citywide Design Guidelines**

(30 min)

- a. The City has established commercial districts, including the Miracle Mile, where specific design guidelines and standards apply. Currently, every application in a Community Design Overlay (CDO) district must undergo a formal review and report-writing process called a Director's Determination. The proposal is to allow projects that meet all CDO standards to get "over the counter" approval through an "Administrative Clearance" process. The Planning Department's stated purpose is that, by giving quick approval to projects that meet CDO standards, and limiting more extensive and expensive review to projects that do not meet the standards, the City will encourage compliance with the standards.  
[http://cityplanning.lacity.org/Code\\_Studies/CDOStreamlining/CDO\\_Stream\\_Ord.pdf](http://cityplanning.lacity.org/Code_Studies/CDOStreamlining/CDO_Stream_Ord.pdf)
- b. [http://cityplanning.lacity.org/Code\\_Studies/CDOStreamlining/CDO\\_Stream\\_Ord.pdf](http://cityplanning.lacity.org/Code_Studies/CDOStreamlining/CDO_Stream_Ord.pdf)

9. **PLUC Business:**

(30 min)

- a. Working Groups
  - i. Applicant requirements for community 500' notification –**Nakata**
  - ii. Hollywood Community Plan – **Jacobberger**
  - iii. W. 3<sup>rd</sup> St. Neighborhood Plan – need to set meeting date
  - iv. Casden 3<sup>rd</sup> St. Residences – report
  - v. Mitigations and Community Improvements (Wish List) - **Jacobberger**
  - vi. Other
  - vii.
- b. Committee Assignments
  - i. Managing [PLUCnews@midcitywest.org](mailto:PLUCnews@midcitywest.org) email list
  - ii. LA Planning Department Early Notification Report - **Feldman**
  - iii. Plan check NC - **Nakata**
  - iv. Past Project Reporting –
  - v. Meeting Location
  - vi. Other

Adjourn

**For information on the Process for Reconsideration, MCWCC Stakeholder Grievance policy or any other procedural matter related to this Council, please consult the MCWCC Bylaws by clicking on the [www.midcitywest.org](http://www.midcitywest.org) or visiting the MCWCC Office at 543 N. Fairfax Avenue, Room 106.**