



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**

## Planning and Land Use Committee Agenda

**March 28, 2011 6:30p**

NCJW, 543 N. Fairfax Avenue, Room 104  
Los Angeles CA 90036

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 outstanding 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. **7475 & 7469 W Beverly Blvd. (Buddha Belly) ZA 2011-402-CUB** (15 min)  
A renewal of an existing CUB to continue the sale of beer and wine for on-site consumption in an existing restaurant that seats 88 patrons and operates from 12:00 noon to 10:00 p.m. from Mon to Thurs, 12:00 noon to 11:00 p.m. on Fri and Sat, and from 5:00 p.m. to 10:00 p.m. son Sun. An additional bar seats eight and serves beer and wine. The request is for a CUB ten years with plan approval every four years.
5. **989 & 939 N LaBrea (Sit N Sleep) ZA-2011-103-ZV** (15 min)  
Zone Variance to allow a retail furniture store in the MR1-1 zone with maximum hours of operation seven days a week from 8am to 10pm.
6. **5467 Wilshire Blvd (Walgreens) ZA-2011-284-CUB** (10 min)  
A request for Conditional Use Permit (CUB) to allow for the sale and dispensing of beer and wine for off-site consumption at an existing Walgreens store (#06516).
7. **5757 Wilshire Blvd. #108 (Mixt Greens) ZA-2010-2442-CUB** (20 min)  
Sale and dispensing of beer and wine for on-site consumption in a new 2,047 sq. ft. restaurant in the [Q]C4-2-CDO and QPB-2 Zones.
8. **5575 Wilshire Blvd (Rite Aid) ZA** (10 min)

A request for a conditional use permit renewal to allow the continued off-site sale of beer, wine and distilled spirits in a 16,690 sq. ft. Rite Aid Drug Store with operation hours 7:00 a.m. to 10:00 p.m. seven days a week.

9. **5891 Olympic Blvd** (30 min)

Plan amendment, zone change, zone variance, zoning administrator's adjustment for a proposed four-story, mixed use building over three levels of basement garage containing 44 residential units and 8,500 sq. ft. of commercial/medical use.

10. **Discussion of policy and other issues concerning MCW:** (30 min)

- a. General discussion concerning CUBs at the Farmer's Market / The Grove. For background see the "Consolidated Conditions of Approval The Grove" (May 10, 2000 re: Farmer's Market – Compilation of Conditions of Approval, Modification of Vesting tentative Tract No. 45628); the "Farmer's Market at the Grove Determination" of Los Angeles City Board of Zoning Appeals (April 28, 2000 BZA Case No. 1999-2694, ZA Case No. 99-0318-CUB-CUZ-ZV-SP; the Determination of the Central Area Planning Commission re Case No ZA 2006-1667(CUB)-1A (March 9, 2007).

11. **110 S Fairfax Unit #A-16 (The Veggie Grill) ZA CUB** (15 min)

A request for Conditional Use Permit for on-site sale and consumption of beer and wine (type 41 ABC License) for a new fast-casual restaurant seating 113 patrons. Hours Mon to Sun 11:00 a.m. to 11:00 p.m.

12. **Modified Parking Requirement District; Proposed Zoning Code Amendment** (45 min)

A proposed ordinance amending Sections 12.04, 12.24, 12.32, and 13.16 of the Los Angeles Municipal Code (LAMC) to create a Modified Parking Requirement (MPR) District offering eight optional parking requirement modification tools: (1) change of use parking standards, (2) use of a new Parking Reduction Permit, (3) off-site parking within 1500 feet, (4) decreased parking requirements, (5) increased parking requirements, (6) commercial parking credits, (7) universal valet, and (8) municipal garage proximity relief; and create a Parking Reduction Permit to be used exclusively within the MPR District. *Planning Department hearing date set for Wednesday, March 30, 2011.*

13. **PLUC Business:** (15 min)

- a. Meeting date for April meeting
- b. Working Groups
  - i. Hollywood Community Plan
  - ii. Applicant requirements for community 500' notification
  - iii. 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.**