



Land Use Committee Special Meeting Agenda

Thursday, January 12, 2023, 7:00pm

Special Meeting will end by 9:45pm unless the Committee votes to extend the time.

Location: In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (RIVAS) and due to concerns over Covid-19, The South Robertson Neighborhoods Council Bylaws Committee meeting will be conducted entirely with an Internet-based service option or a call-in option.

To join online: <https://zoom.us/j/95610705419>

Members of the public who wish to listen to the meeting or participate in public comment to the Committee via telephone should call (669) 900-6833 or Toll-Free (877) 853 5257 (use Meeting ID No. 956 1070 5419 and then press #. Press # again when prompted for participant ID.)

*When you have a question for the Host, you can Raise Hand by pressing *9, when called on to talk, you can mute/unmute by pressing *6)*

The amount of time for public comment on each agenda item is to be determined by the Chair at each meeting. Speakers shall limit their comments to matters relevant to the item on the agenda. The Chair may rule that the speaker is out of order if the comments are not germane to the item under consideration. If multiple requests for public comment are submitted on one agenda item, preference will be granted to members of the public who have not spoken previously during the meeting, either during general public comment or on another agenda item. 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. General Public Comment is limited to 15 minutes maximum. No individual speaker will be allowed more than two (2) minutes during General Public Comment, unless the presiding officer decides differently.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting- only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned. Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

1. Call to Order:

2. Roll Call- Current Committee Members: Ellen Lanet, Mitch Cohen, Ken Blaker, Richard Bloom, Barry Levine, Joseph Mollaie, Kathryn Pellman, Jacob Shofet

3. General Public Comment

- a. Stakeholders may request to join the Land Use Committee at this time
- b. All other General Public Comment

4. Approval of Outstanding Land Use Committee Minutes

NA

5. Brief Committee Announcements

- a. Items for Future Land Use Committee Agendas
- b. Other Brief Committee Announcements

6. Unfinished Business: Community Discussion regarding the proposed mixed-use development with residential, retail, and office uses at 8787 Venice Blvd. on an existing surface parking lot. Specific review of requested Affordable Housing Density Bonus incentives and how they affect adjacent Single Family homes.

Format: The discussion will follow the list of topics below. The Community members will ask questions or give statements regarding each specific topic below followed by the Development Team reply &/or explanation.

- a. **Density - Increase in Floor Area Ratio:** where is the increased density being proposed? why? alternative locations to consider
- b. **Increase in Height:** could increase density be achieved without increasing height along shared property line (north) to Single Family Homes (SFR)
- c. **Relief from Transitional Height Requirement:** where being proposed & why? Consideration to not request relief from Transitional Height Requirement along shared property line (north) to SFR
- d. **Parking & vehicular access:** Require rental agreements to restrict tenants from obtaining local parking permits on residential streets. What is vehicular access waiver?
- e. **Open Space waiver:** does this affect adjacent single family homes
- f. **Positive impact on immediate neighbors:** How is this Affordable Housing development achieving a “Gold Standard” for future Affordable Housing developments along Venice Blvd. adjacent to SFR?
- g. **Positive impact on SORO community:** Possibility to provide a coffee cafe at street level retail? All retail to be neighborhood oriented?
- h. **Aesthetics:** Possibility along Helms, Hutchinson and/or north property line to modify building elevations to reflect aesthetics of the Helms Bakery District
- i. **Additional Community concerns not mentioned above:**

7. New Business:

NA

8. Notifications from LA City Planning &/or Building Departments

NA

9. Adjournment:

Note: *Public comment will be taken for each item where there is discussion and possible action. Public comment and/or participation may occur on other items at the discretion of the Chair. Please note that under the Brown Act, the Committee is prevented from acting on matters brought to its attention during the General Public Comment period; however, the issue may become the subject of a future meeting. In the interest of addressing all items on the agenda, time limits for individual comments and discussion may be set at the discretion of the Chair.*

Motions that are presented at any committee meeting do not represent an official action or position of the SORO NC, until approved by an affirmative vote at a properly noticed meeting of the General Board.

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

• Demers & Associates- 1836 1/2 S Robertson Blvd, Los Angeles, CA 90035; The Robertson Blvd Library- 1719 S Robertson Blvd, Los Angeles, CA 90035; The Robertson Recreation Center- 1641 Preuss Rd, Los Angeles, CA 90035; The Office of Councilmember Paul Koretz- 6380 Wilshire Blvd #800, Los Angeles, CA 90048; Hamilton High School- 2955 S Robertson Blvd, Los Angeles, CA 90034

• www.soronc.org

• You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

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 www.soronc.org

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

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 our website (soronc.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 contact us via phone at (310) 295-9920 or via email at info@soronc.org.

SORO NC Board members abide by a code of civility (soronc.org/civilitycode). Any person who interferes with the conduct of a Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting is subject to removal. A peace officer may be requested to assist with the removal should any person fail to comply with an order of removal by the Neighborhood Council. Any person who resists removal by a peace officer is subject to arrest and prosecution pursuant to California Penal Code Section 403.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (310) 295-9920.

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