

CITY OF LOS ANGELES
CALIFORNIA

Greater Wilshire Neighborhood Council
Governing Board Members 집행이사회 위원
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Business: John Winther
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Religion: Mike Genewick
Other Nonprofit: Tucker Carney



GREATER WILSHIRE
NEIGHBORHOOD COUNCIL

Land Use Committee Meeting
Agenda (Virtual Meeting)

Tuesday, February 23, 2021 - 6:30 pm
WEB: <https://zoom.us/j/91527869326>
PHONE: dial (669) 900-6833 or (877)
853-5257 (toll-free), enter webinar ID
915 2786 9326, then press #
Supporting documents will be made available at
www.greaterwilshire.org/LUCdocs/

GWNC Land Use Committee:

Chair – Philip Farha
Secretary – Cathy Roberts
Madison Baker
Patricia Carroll
Rory Cunningham
Jennifer DeVore
Karen Gilman
John Gresham
Dick Herman
Susan O'Connell

Direct Committee Inquiries to:

(323) 539-GWNC (4962)
landuse@greaterwilshire.org
info@greaterwilshire.org

월세 광역주민의회
토지사용 위원회
정기회의 의제

*Concejo Vecinal de Greater
Wilshire - Comité sobre uso
del suelo - Agenda de
reunión ordinaria*

The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

- I. **WELCOMING REMARKS 환영 연설 *Comentarios de bienvenida*** (5 minutes)
 - A. Call to Order (Philip Farha)
 - B. Roll Call (Cathy Roberts)
- II. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)

의제 비포함 안건에 대한 일반 공중 언급
Comentario público general sobre temas no incluidos en la agenda

When prompted by the chairperson, those wishing to make a general public comment are asked to dial *9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app). Time may be limited to 2 minutes per speaker at the discretion of the chairperson.
- III. **CHAIRPERSON’S REPORT 의장 보고 *Informes del presidente***
 - A. GWNC Monthly Land Use Update
- IV. **ADMINISTRATIVE ITEMS 집행부 안건 *Temas administrativos*** (5 minutes)

(Discussion and Possible Action)

 - A. Review and Adoption of December 22, 2020 Minutes
 - B. Review and Adoption of January 26, 2021 Minutes
 - C. Review of Early Planning Report for possible future action items
- V. **OLD BUSINESS 기존 사업 *Asuntos antiguos*** (Discussion and Possible Action) (10 minutes ea.)

- A. **500 N. Larchmont Blvd.:** (Matthew Hayden) New construction, use, and maintenance of a 5-story, approximate 56 ft tall, 26,648 sq ft apartment building containing 21 units (7 one-bedroom / 14 two-bedroom), including 8% of the total project units (2 units) set aside as affordable housing for (ELI) households. At grade parking providing 21 on-site vehicular parking spaces and 24 bicycle parking spaces (21 long term with 3 short term). Existing site improvements to be removed / replaced. TOC Affordable Housing Incentives Program pursuant to LAMC Section 12.22 A 31 (e) with three additional incentives requested for a Tier 1 project setting aside 8% of its total project units / 11% of its base units (2 units) for ELI households. Zoning [Q]C2-1VL.

VI. **NEW BUSINESS 신규 사업 *Asuntos nuevos*** (Discussion and Possible Action) **(15 minutes ea.)**

- A. **5030 W. 9th Street:** (Samira Squires) Returning to LUC with changes ZA-2019-5501-ZV. Zoning R1-V3-RG (Brookside)
- B. **6101-6117 W. Melrose Ave. / 713-735 N. Seward Ave.:** (Ann D'Amato) Melrose and Seward Creative Office Design. 5-story 74-ft tall commercial development with approx. 67,889 sq. ft. of new office space, retail spaces and open space. Zoning - Melrose C4-1XL; Zoning - Seward CM-1VL
- C. **609 S. Mansfield Ave.:** (Simon Park) Demolition Pre-inspection Application No. 21019-30000-00094. Zoning R1-R3-RG (La Brea Hancock)

VII. **REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS** **(2 minutes ea.)**

추후 가능 의제에 대한 요청 *Solicitudes de posibles temas de la agenda futura*
(Discussion and Possible Action)

- A. **620 ½, 622 ½, 626 ½, 628 ½, 632 ½, 634 ½, 636 ½ N. Wilton Place:** (Albert Chavez) Demolition Pre-inspection Application Numbers 20019-10000-03663, 03667; 03655; 03668; 03669; 03652P; 03653; 03656. Proposed 4-story 25-unit apt bldg. Zoning R3-1.
- B. **617 N. Rossmore Ave.:** (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327. Zoning R4-2.
- C. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- D. **743-749 S. Gramercy Pl.:** (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL.
- E. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.
- F. **859 N. Highland Ave.** (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.

VIII. **PROJECTS COVERED BY OTHER BOARDS** (for Information Only)

타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. **5401-5405 W. Wilshire Blvd. / 671 S. Cloverdale Ave.:** (Discussion and Possible Action) Cultural Heritage Commission determined that the application for this address merits further review. The Commission will visit the site on March 25, 2021. Zoning [Q]C4-2-CDO (Mid City West NC)
- B. **728 S. Hudson St., 4721 W. 8th St., 723 S. Rimpau Blvd.:** Demolish existing structure and construct 12 Condominium dwellings. 3-stories, 30 parking spaces (all underground) 41 ft in height. ZA-2021-417-SPP-DRE-F, VTT-83306-CN, ENV-2021418-EAF. Park Mile
- C. **320 S. Irving Blvd.:** Interior remodel 347 sq. ft. 2nd Floor addition and 277 sq. ft. attic conversion in accordance with HPOZ requirements and approval. Gabi Sun, Owner. DIR-2021-1033-COK, ENV-2021-1034-CB. Zoning RE11-1-HPOZ (Windsor Sq)

- D. **450 N. McCadden Pl.:** Letter of Determination - Project is exempt from CEQA and approved for side-yard setback. Joanne Koo, Bon Sung Koo. ZA-2020-573-ZAA, ENV-2020-574-CE. Zoning RE11-1-HPOZ (Hancock Park)

IX. **REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION (2 minutes ea.)**
계류 중인 지역, 주, 연방 법률 심의 *Revisión de legislación pendiente local, estatal y federal*

- A. **Guidelines for Applicants/Developers:** (Discussion and Possible Action) Addition of Transportation and Sustainability related guidelines/considerations for new and conversion projects.
- B. **SB 9:** (Discussion and Possible Action) (Jill Stewart) An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24 months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided. **NOTE: See the Link below for the full text (the above is not the complete bill)**
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9

- C. **SB 10:** (Discussion and Possible Action) (Jill Stewart) An act to add Section 65913.5 to the Government Code, relating to land use.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a

conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

NOTE: See the Link below for the full text (the above is not the complete bill)

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10

D. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

E. **Reorganization of Administrative Provisions:** Formerly known as: Processes and Procedures Ordinance.

The Processes and Procedures Ordinance (CPC-2016-3182-CA) is the initial part of a larger effort to comprehensively revise the City's Zoning Code to make it more responsive and accessible to the public. The proposed ordinance streamlines and reorganizes the rules that govern the steps involved in reviewing projects and adopting land use policy, while introducing a more user-friendly format.

An earlier draft of the ordinance was previously considered and approved by the City Planning Commission in 2018. In response to continued community input after the City Planning Commission hearing, City Planning has prepared a revised draft of the ordinance, which incorporates various changes.

The revised draft of the [Processes and Procedures Ordinance](#) has been released for public comment. City Planning has also prepared the following resources:

--an [annotated version](#) of the revised ordinance to aid readers who are interested in tracking changes to the Code provisions;

--a [fact sheet](#) containing an overview of the ordinance, background information, and answers to frequently-asked questions;

--and a [dedicated webpage](#) that incorporates visual aids to explain core concepts behind the ordinance and key changes.

Staff will also be available during scheduled virtual office hours to answer questions. Details on how to join the information session and sign up for virtual office hours will be provided in forthcoming emails.

Written comments may be submitted to bonnie.kim@lacity.org. In order to be incorporated in the staff recommendation report, comments must be submitted no later than one month before the City Planning Commission considers the item. The proposed ordinance is tentatively scheduled for consideration by the City Planning Commission in Spring of 2021.

X. **COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (5 minutes)

위원회 위원 언급/발표 *Comentarios/anuncios de un miembro del comité*

A. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on Tuesday, March 23, 2021, via Zoom.

XI. **ADJOURNMENT 조정 Postergación**

Items in italics above were unconfirmed at the time of publishing and may be taken up at a later meeting.

Time allocations for agenda items are approximate and may be adjusted at the discretion of the Chairperson.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION – In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Greater Wilshire Neighborhood Council meeting will be conducted entirely telephonically/online. Every person wishing to address the Board/Committee should dial (669) 900-6833 or (877) 853-5257 and enter 915 2786 9326, then press # to join the meeting.

공공 참여를 위한 가상회의 전화번호 – 주지사 행정명령 N-29-20 (2020년 3월17일) 승인과 COVID-19 문제로 인하여 이번 월서 광역주민의회(GWNC) 회의 전체는 전화회의/온라인으로 개최합니다. 이사회/위원회에 참여하고자 하는 사람은 각자 (669) 900-6833 또는 (877) 853-5257 (무료전화)에 전화하여 915 2786 9326를 입력하고 #을 누르면 회의 참석이 됩니다.

NÚMERO DE LA REUNIÓN VIRTUAL POR TELECONFERENCIA PARA PARTICIPACIÓN DEL PÚBLICO – De conformidad con la Orden Ejecutiva del Gobernador N-29-20 (del 17 de marzo de 2020) y debido a la preocupación por la COVID-19, la reunión de este Concejo Vecinal de Greater Wilshire (Greater Wilshire Neighborhood Council, GWNC por sus siglas en inglés) se realizará totalmente por teléfono/en línea. Cada persona que desee dirigirse a la Mesa/Comité debe marcar el (669) 900-6833 o (877) 853-5257 (línea gratuita) e ingresar 915 2786 9326, después presionar # para unirse a la reunión.

TRANSLATION SERVICE – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or info@greaterwilshire.org at least 72 hours before the event.

번역 서비스 - 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 info@greaterwilshire.org 에 접촉하시기 바랍니다.

SERVICIOS DE TRADUCCIÓN – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o info@greaterwilshire.org.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial *9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app), when prompted by the chairperson, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the chairperson.

주민의회 회의의 공공 입력 – 이사회/위원회가 어떤 안건이라도 조치를 취하기 전에, 해당 이사회/위원회에서 이를 다루고자 한다면, 공공 참여자들은 회장의 제안에 의해서 *9를 누르거나(전화 참여 경우) "손들기" 버튼(줌 앱 사용 경우)을 이용하시기 바랍니다. 의제에 대한 공중의 언급은 개별 안건이 심의될 경우에만 청취합니다. 이사회/위원회 행정 구역에 해당하지만 의제에 등재되지 않은 사안에 대한 공중 의견 진술은 일반 공중 언급 순서에서 청취할 것입니다. 브라운 법에 의거, 일반 공중 언급 기간 동안 제기되는 사안에 대해서는 이사회/위원회가 조치를 취할 수 없도록 되어 있다는 점을 참고하시기 바랍니다; 그러나 공공 위원이 제기한 사안은 이후 회의에서 주제가 될 수 있습니다. 의장에 의해서 혹은 이사회/위원회의 투표로 조정되지 않는 한, 공중 언급은 발언자 당 2분 이내의 시간 만 허용됩니다.

OPINIONES DEL PÚBLICO EN LAS REUNIONES DEL CONCEJO VECINAL – Se pide al público que marque *9 (si se conecta por teléfono) o presione el botón de levantar la mano "raise hand" (si usa la aplicación Zoom), cuando lo indique el presidente para dirigirse a la Mesa/Comité sobre cualquier tema en la agenda antes de que la Mesa/Comité decida cualquier acción sobre ese tema. Se escucharán los comentarios del público sobre los temas de la agenda únicamente cuando se esté considerando el tema respectivo. Los comentarios del público sobre otras cuestiones que no aparezcan en la agenda que estén dentro de la jurisdicción de la Mesa/Comité se escucharán durante el periodo de Comentario público general. Por favor tenga en cuenta que en virtud de la Ley Brown, la Mesa/Comité no puede actuar en una cuestión que se lleve a su atención durante el periodo de Comentario público general; sin embargo, la cuestión presentada por un miembro del público podría transformarse en el asunto de una futura reunión. El comentario público se limita a dos minutos por orador, a menos que el presidente o una votación de la Mesa/Comité decidan otra cosa.

PUBLIC POSTING OF AGENDAS 의제의 공공 게시 *DIVULGACIÓN PÚBLICA DE AGENDAS*

GWNC agendas are posted for public review in the following locations:

GWNC 의제는 공적으로 검토할 수 있도록 다음 장소에 게시합니다:

Las agendas de GWNC se colocan para revisión pública en los siguientes lugares:

- **Our website** 저희 웹사이트 *Nuestro sitio web* (<http://www.greaterwilshire.org>)
 - **Our Facebook page** 저희 페이스북 페이지 *Nuestra página de Facebook* (<http://www.facebook.com/greaterwilshireneighborhoodcouncil/>)
 - **Our Twitter feed** 저희 트위터 피드 *Nuestra cuenta de Twitter* (<http://www.twitter.com/greaterwilshire>)
 - **NextDoor.com**
 - **Display case at the Wilshire Ebell Theater** 윌셔 에벨 극장 게시판에 게시 4401 W. 8번 스트리트, 로스앤젤레스, CA 90005 *En una vitrina expositora en Wilshire Ebell Theater*, 4401 W. 8th Street, Los Angeles, CA 90005
 - **Via e-mail** - subscribe at www.greaterwilshire.org 이메일 발송 구독: www.greaterwilshire.org
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THE AMERICANS WITH DISABILITIES ACT – 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 assisted 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 you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

미국장애인법 – 미국장애인법 타이틀 II 해당 기관인 로스앤젤레스 시티는 장애를 근거로 차별하지 않으며, 요청이 있을 경우 프로그램, 서비스, 활동에서 평등한 참여를 보장하는 합당한 편의를 제공할 것입니다. 수어 통역사, 청취 보조 도구 또는 기타 보조 도구들과 서비스는 요구가 있을 경우 제공할 것입니다. 서비스 제공이 가능하도록 하기 위해서, 참여 의사는 적어도 회의 개최로부터 3 업무일(72시간) 이전에 다음 이메일의 주민회의 역량강화과에 연락하여 알려주시기 바랍니다: NCsupport@lacity.org 또는 전화연락: (213) 978-1551.

LEY DE ESTADOUNIDENSES CON DISCAPACIDADES – Como organismo cubierto por el Título II de la Ley de estadounidenses con discapacidades, la Ciudad de Los Angeles no discrimina por motivos de discapacidad y, previa petición, proporcionará una adaptación razonable para asegurar el acceso equitativo a sus programas, servicios y actividades. Se proporcionarán intérpretes del lenguaje de señas, dispositivos de audición u otras ayudas o servicios auxiliares previa solicitud. Para asegurar la disponibilidad de servicios, haga su solicitud al menos 3 días hábiles (72 horas) antes de su reunión si desea asistir comunicándose con el Departamento de empoderamiento vecinal (Department of Neighborhood Empowerment) por correo electrónico: NCsupport@lacity.org o por teléfono: (213) 978-1551.

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 our website at

<http://www.greaterwilshire.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 info@greaterwilshire.org or (323) 539-4962.

기록의 공적 접근 – 정부 코드 섹션 54957.5을 준수하여, 회의 이전에 모든 이사회/위원회 구성원 다수에게 예외없이 배포되는 문서는 <http://www.greaterwilshire.org>에서, 혹은 예정된 회의에서 열람할 수 있을 것입니다. 또한 의제에 있는 어떠한 안건이라도 사본이 필요하다면 info@greaterwilshire.org 또는 (323) 539-4962에 연락하세요.

ACCESO PÚBLICO A LOS REGISTROS – *En cumplimiento del artículo 54957.5 del Código de Gobierno, los documentos no exentos que se distribuyen a una mayoría o a todo la Mesa/Comité antes de una reunión pueden verse en nuestro sitio web en <http://www.greaterwilshire.org> o en la reunión programada. Además, si quiere una copia de algún registro relacionado con un tema de la agenda, por favor póngase en contacto con info@greaterwilshire.org o (323) 539-4962.*

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the GWNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>.

재의와 불만 제기 절차 – GWNC 의 이사회 조치의 재의와 이해관계자 불만 정책 또는 기타 의회와 관련된 모든 절차 문제에 관한 정보가 필요하다면 GWNC 부칙을 참고하시기 바랍니다. 부칙은 저희 이사회 회의와 웹사이트 <http://www.greaterwilshire.org>에서 구할 수 있습니다.

PROCESO DE RECONSIDERACIÓN Y QUEJA – *Para información sobre el proceso de GWNC para reconsideración de una acción de la mesa, la política de queja de las partes interesadas y otros asuntos de procedimiento relacionado con este Consejo, por favor consulte los estatutos de GWNC. Los estatutos están disponibles en nuestras reuniones de la Mesa y en nuestro sitio web en <http://www.greaterwilshire.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 §§ 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.

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