

CITY OF LOS ANGELES  
CALIFORNIA

Greater Wilshire Neighborhood Council  
Governing Board Members 집행이사회 위원  
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President – Conrad Starr  
Vice President – Charles D’Atri  
Secretary – Jennifer DeVore  
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith  
Area 2 – Citrus Square: Jeffrey Carpenter  
Area 3 – Country Club Heights: Brian Donahoe  
Area 4 – Fremont Place: Stephanie Lee Leonard  
Area 5 – Hancock Park: Jennifer DeVore  
Area 6 – La Brea-Hancock: Cathy Roberts  
Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Raphie Cantor  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Bindhu Varghese  
Area 10 – Ridgewood-Wilton/St. Andrews Square:  
Patricia Carroll  
Area 11 – Sycamore Square: Conrad Starr  
Area 12 – Western-Wilton: Juan Portillo, Jr.  
Area 13 – Wilshire Park: John Gresham  
Area 14 – Windsor Square: Gary Gilbert  
Area 15 – Windsor Village: Stephanie Shim  
At Large: Brian Curran  
Renter: Hayden Ashworth  
Business: John Winther  
Education: Scott Appel  
Religion: Benny Rosenberg  
Other Nonprofit: Cindy Chvatal-Keane



GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL

Land Use Committee Meeting  
Agenda (Virtual Meeting)

Tuesday, March 22, 2022 - 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/](http://www.greaterwilshire.org/LUCdocs/)

GWNC Land Use Committee:

Chair – Brian Curran - Area 14  
Secretary – Tommy Atlee - Area 14  
Madison Baker - Area 7  
Patricia Carroll - Area 10  
Rory Cunningham - Area 10  
Karen Gilman - Area 7  
John Gresham - Area 13  
Dick Herman - Area 10  
Susan O’Connell - Area 10  
Daniela Prowizor-Lacayo - Area 1  
David Trainer - Area 5  
Jane Usher - Area 14

Direct Committee Inquiries to:

(323) 539-GWNC (4962)  
landuse@greaterwilshire.org  
[info@greaterwilshire.org](mailto: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.

주민의회 체계는 모든 로스앤젤레스 시민들의 시민적 참여와, 지역 커뮤니티들에 대한 정부의 책임과 이들의 수요를 위한 목소리가 되어 봉사할 수 있게 합니다. 저희는 로스앤젤레스 시티의 선출된 자문기관으로서 저희 커뮤니티를 개선하고 정부가 저희에게 더욱 가깝게 다가오도록 하는 사명에 열중한 자원 이해관계자들로 구성되어 있습니다.

*El sistema de Concejo Vecinal hace posible la participación cívica para todos los Angelinos y sirve como voz para mejorar la capacidad de respuesta del gobierno frente a las comunidades locales y sus necesidades. Somos un organismo asesor elegido de la Ciudad de Los Ángeles, compuesto por voluntarios interesados dedicados a la misión de mejorar nuestras comunidades y acercar el gobierno a nosotros.*

I. WELCOMING REMARKS 환영 연설 *Comentarios de bienvenida*

- A. Call to Order (Brian Curran)
- B. Roll Call (Tommy Atlee)

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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*

(Discussion and Possible Action)

A. Review and Adoption of February 22, 2022 Minutes

B. Review of Early Planning Report for possible future action items

V. **OLD BUSINESS** 기존 사업 *Asuntos antiguos* (Discussion and Possible Action)

A. None at this time

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

*[Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]*

A. **975, 977, 981, 987 S Manhattan Pl:** (Allen Park, Jonathan Yang) Replace vacant parking lot with a 6-story multi-family residential building, over 1-story parking garage and two levels of subterranean parking (7-stories total). Amenities include fitness center, pool deck, club room, and roof deck. Case no(s): DIR-2021-9356-TOC-SPR-HCA, ENV-2021-9357- EAF. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

B. **5784 W Melrose Ave** (5788, 5788 ½, 5786 Melrose Ave): (Maria Impala, Kenneth Sanhueza) Conditional Use Permit for alcohol to allow the sale and dispensing of beer and wine for on-site consumption with ancillary off-site privileges with to-go food orders, in conjunction with an existing 1,450-sf restaurant, Ramen Melrose. The restaurant has 28 seats with proposed hours of alcohol sales from 11 a.m. - 2 a.m. daily. Case no: ZA-2021-9831-CUB. Zoning: C2-1. Area 5: Hancock Park and Area 7: Larchmont Village.

VII. **REQUESTS FOR FUTURE AGENDA ITEMS**

추후 가능 의제에 대한 요청 *Solicitudes de posibles temas de la agenda futura*

(Discussion and Possible Action)

A. **6101-6117 W. Melrose Ave & 713-735 N. Seward St:** (Ann D'Amato) Demo of existing 1-story commercial building and surface parking lot, and construction of a 5-story, 74-ft tall commercial development with a total floor area of 67,889 sq ft (67,242 sf of office space and 647 sf of retail space), 168 vehicular parking spaces and 26 bicycle spaces. With the addition of the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings) the Project proposes a FAR of 1.88 to 1. Case no(s): CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND. Zoning: Melrose C4-1XL; Seward CM-1VL. TOC: not eligible. Area 8: Melrose.

Applicants have met with the Larchmont Village HOA, Hancock Park HOA, and SoHo NA. All input has been shared with the developer for consideration and action. There will be a **Public Hearing on Wednesday, March 30** at 11 am (notice can be found in meeting docs).

B. **5001 W. Wilshire Blvd (and Highland):** (Eric Shabsis) Filing date: 4/22/21. Demo of an existing 2-story 36,330 square-foot commercial development and the construction of a new 8-story 105-ft, 242 unit mixed use building. Zoning: C4-2D. Case no(s): DIR-2021-3326-TOC-SPR-VHCA. TOC: Tier 3. Area 6: La Brea-Hancock.

Applicants have met with the Hancock Park HOA and La Brea Hancock HOA. They intend

to work out some of the issues raised at those meetings and go back to the HOAs with their response, and subsequently the GWNC.

- C. 6535 W. Melrose Ave, Ste 102:** (Terri Dickerhoff) Filing date: 3/10/22. CUB for on-site sale of a full-line of alcohol in conjunction with a new sushi restaurant (Sushi Palace) in the new mixed use building at the NE corner of Highland and Melrose. Zoning: [Q] C2-1VL-SN. TOC: not eligible. Area 8: Melrose.

Applicant agreed to meet with the Hancock Park HOA and SoHo NA, and then come back to the GWNC to present any changes.

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

타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. 110 N Irving Blvd (Windsor Square HPOZ):** (Nick Leathers, Crest Real Estate) The project consists of the construction of a new 2-story, 3,514 sf SFD with a 1,586 sf basement, detached 1-story garage, and rear swimming pool on a vacant Non-Contributing lot. The proposed project has been designed in a Tudor Revival style. Approx 8 trees will be removed, including one protected California Bay Laurel tree. Four new California Bay trees, two Crape Myrtle trees, and one Forest Pansy tree will be planted throughout the site. Case no(s): DIR-2021-10142-CCMP, ENV-2021-10143-CE. Hearing date: 3/16/22.
- B. 728 South Hudson Ave and 4700 W Wilshire Blvd (Park Mile):** (Michael Gonzales, Gonzales Law Group APC) The project proposes a VTT Map for the merger and subdivision of 6 existing lots to allow for the creation of 2 new lots for the construction of proposed condominiums. The project involves the demo of a SFD for the construction, use, and maintenance of 12 condo residential units to be located within 6 detached 3-story, 45 ft tall duplex buildings; 36 non-protected trees on the project site and 15 street trees will be removed. Case no(s): VTT-83306-CN-HCA, ZA-2021-417-DRB-SPP-ZAA-F-HCA, ENV-2021-418-CE. Hearing date: Thursday, March 24 at 10:45 am

#### IX. **REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION**

계류 중인 지역, 주, 연방 법률 심의 *Revisión de legislación pendiente local, estatal y federal*  
(Discussion and Possible Action)

- A. City Building Code Fire District 1 Expansion / California Department of Forestry / Fire Protection Very High Fire Severity Zone / City High Wind Velocity Zone / Ordinance:** (Zoning Code, CF 19-0603) Motion by Bob Blumenfield to expand Fire District 1 in the City.
- B. Restaurant Beverage Ordinance:** Ordinance passed by City Council last month to expedite the process for eligible sit-down restaurants to get alcohol permits. Conditions are stricter than the current permitting process through the Conditional Use Permit, but the process is shortened from months to weeks and the cost is significantly less. Night clubs, bars, and liquor stores are not eligible. Voted on by the LA City Council, and unanimously approved on February 9, the ordinance will create the Restaurant Beverage Program, which still needs to be approved by the Mayor.
- C. Senate Bill 9:** Took effect on January 1, 2022. The bill establishes a ministerial process for approving 2-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City planning, alongside LADBS and Housing Depts, has prepared a memorandum to summarize the eligibility criteria and standards.

## X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

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

(Discussion and Possible Action)

**A. Training for Committee Members:** Land Use 101 and Ethics

**B. Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, April 26, 2022, via Zoom.

## XI. ADJOURNMENT 조정 *Postergación*

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**VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION** – In conformity with the September 16, 2021 enactment of California Assembly Bill 361 and due to concerns over COVID-19, this Greater Wilshire Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option. 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. 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 Greater Wilshire Neighborhood Council's control, the meeting must be recessed or adjourned.

공공 참여를 위한 가상회의 전화번호 – 2021년 9월 16일 캘리포니아 총회 법안 제정 361에 부합합니다 승인과 COVID-19 문제로 인하여 이번 월세 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. 공개 논평은 회의 전에 제출할 필요가 없으며 실시간 공개 논평만 필요합니다. 공중이 회의를 참관하거나 청취할 수 없는 방송 중단이 있는 경우 회의를 휴회 또는 폐회해야 합니다. 대중 구성원이 이웃 의회가 통제할 수 있는 문제로 인해 대중의 의견을 제시하거나 의견을 들을 수 없는 경우 회의를 휴회하거나 연기해야 합니다.

**NÚMERO DE LA REUNIÓN VIRTUAL POR TELECONFERENCIA PARA PARTICIPACIÓN DEL PÚBLICO** – De conformidad con la promulgación del 16 de septiembre de 2021 del Proyecto de Ley 361 de la Asamblea de California 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. No se puede solicitar que los comentarios públicos se envíen antes de la reunión, solo se requieren comentarios públicos en tiempo real. Si hay alguna interrupción en la transmisión que impida que el público observe o escuche la reunión, la reunión debe interrumpirse o levantarse. Si los miembros del público no pueden brindar comentarios públicos o ser escuchados debido a problemas dentro del control del Concejo Vecinal, la reunión debe interrumpirse o levantarse.

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**TRANSLATION SERVICE** – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or [info@greaterwilshire.org](mailto: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](mailto:info@greaterwilshire.org) 에 접속하시기 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](mailto:info@greaterwilshire.org).

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**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 공중 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.*

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

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*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](http://www.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](http://www.greaterwilshire.org) 이메일 발송 구독: [www.greaterwilshire.org](http://www.greaterwilshire.org)  
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미국장애인법 - 미국장애인법 타이틀 II 해당 기관인 로스앤젤레스 시는 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](mailto: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](mailto:NCSupport@lacity.org) o por teléfono: (213) 978-1551.

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**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](mailto: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](mailto: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](mailto:info@greaterwilshire.org) o (323) 539-4962.

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**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 – GWNC의 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>.

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