



LUED Committee Minutes

Tuesday, November 14, 2017, 6:30 p.m.
Simon Wiesenthal Center, 3rd Floor
1399 S. Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:40 p.m.

Board Committee members present: Ken Blaker, Barry Levine, Carlos Matricardi, Krystal Návar, Linda Theung

Community Committee members present: None.

Committee members absent: Michael Bitton, Michael Bloom, Susan Burden, Steve Chocron, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Ellen Lanet, Jon Liberman, Victor Mitry, Marjan Safinia, Charlie Stein

Guests: None.

II. General Public Comment

- a. **Barry:** Shared the news that most of the trees on Cadillac will not be removed.

III. Unfinished Business

- a. **Draft meeting minutes of July 11, 2017 (Návar / LUED111417-1)**
Krystal moved to approve minutes; Linda seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**
- b. **Draft meeting minutes of October 3, 2017 (Theung / LUED111417-2)**
Krystal moved to approve minutes; Linda seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**
- c. **Update, discussion, and possible action on the creation of Business Improvement Districts on Pico, La Cienega, and Robertson.**
Krystal moved to table this discussion until the next meeting. Barry seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**

IV. New Business

- a. **Discussion and possible action on proposed addition on top of existing five-story automated parking garage at 3235–3241 S. Hutchinson Avenue (LUED 111417-3)**
 - i. **Case number APCS-2017-3071-CPIOE-ZV-CPIOA.**
Krystal recused herself from the vote. The owner, Wally Marks, his representative, and the project architect presented. Barry asked about the floor-area ratio. Linda asked about tenants for the office. Wally remarked that it has not yet been determined. Carlos asked about the height of the building. Ken asked about engaging neighbors about the project.

Public comment: Andrew, a neighbor, remarked about the noise as a result of the current building (an automated parking lot). Matt, a neighbor, said that he was not informed that there were plans for this office addition. David, a neighbor, had an issue with the noise and the dust from construction of the existing parking structure. Gabrielle, a neighbor, said that Wally has not kept his promises. Another neighbor had an issue with the noise and cited poor communication with the neighbors. Krystal asked Wally about noise

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mitigation. Wally noted that he met with neighbors to discuss the issue of glare; regarding the sound, Wally stated that he has hired a sound engineering company to do an unmitigated survey (to find a baseline) and will perform a mitigated study of the sound in the area. With regard to trust, Wally remarked that he considers issues when selecting the tenant. Ken asked about why we're hearing about these plans so far in advance, given that the hearing date is projected to be in spring 2018. Krystal remarked that the noise issue is not related to the variance that is being requested. Linda cited her support of the project, despite the growing pains the area may experiences. Carlos said he would like more information and an opportunity to hear more about the project for more dialogue and communication. Barry said he supports this project and moves to approve project on behalf of the committee to the board. Linda seconded. **Vote: 3-Y, 0-N, 1-A. Item approved.**

- b. **Discussion and possible action on proposed five-story, 21-unit condo building including two very low-income units and one level of underground parking at 1505 S. Holt Avenue (LUED111417-4)**
 - i. **Case number VTT-70675-CN/ENV-2017-3211-EAF.**
Barry moved to not approve this project until the committee gets more information from developer. Ken seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**

V. Adjournment

The meeting was adjourned at 7:48 p.m.