



# Land Use and Economic Development Committee Minutes

**Tuesday, May 7, 2013 7:00 PM**

*Meetings end at 8:30pm unless the committee votes to end earlier or extend the time*

**Simon Wiesenthal Center**

1399 Roxbury Dr, Third Floor, Los Angeles, California 90035

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## I. Call to Order & Roll Call

Co-chair Terrance Gomes called the meeting to order at 7:10 pm

LUED Committee Members: Bette Billet, Michael Bloom, Terrance Gomes, Ellen Lanet, Jon Liberman, Victor Mitry

LUED Committee Members Absent: Brian Kite, Susan Burden, Marj Safinia

SoRo NC Board Present: Doug Fitzsimmons, Barry Levine, Paula Waxman(did not Vote)

## II. General Public Comment

Dave Molendyk – reaching out to the SoRo NC to share information regarding a warehouse conversion to a Micro Brewery. Located at 3370 So. Lavinoi Ave. Parking spaces issue requires 12 spaces, has 10 spaces. Hours of operation will be Wed – Sat 4pm to 10 pm and Sun 12pm to 6pm.

## III. Old Business

a. Approval of last meeting's minutes – Approved

## IV. New Business

a. Discussion and possible action for AT&T Above Ground Facility 8733 Hervey. AT & T install an upgrade to an existing above ground metal cabinet. Graffiti resistant box (Zone 6) proposed ALP-248c-LA cabinet 46.5"W X 26" D X 48" H.

Vote: Unanimous everyone 8 "YES"

b. Discussion and possible action for a variance 1514 Bedford Ave 90035 5-Unit Project Small Lot Development. 4 Corners Group, LLC is requesting letter of support. Construction to begin Jan 2014. Will take 9 to 12 month for completion. Previous projects- one in Mar Vista and one in SoRo. Bedford project: sent out reach 500' radius letter with bilingual information to the neighborhood. Had preliminary presentation at the LUED committee. Zoned R3 (8 units allowed with 35 ft height) Proposed 5 units, 3 levels each, solar system and rain garden to filter rain water (required by city of LA). Betty – Motion to support the project, with a 24 hr. number to be posted by developer on site. Doug Second the motion.

Vote: 7 Yes, 1 oppose (Ellen Lanet). Move to NC General Board.

c. Discussion and possible action for variance on height 1500 S Beverly Drive. Shahab Ghods & Developers for S/E corner of Beverly Drive & Cashue. Existing 2 story building. Condo development, mediterranean style building with 2 units per floor, all 3 bedrooms. Marvin Markowitz, total height is 45 ft. from lowest point. Total of 8 units, including one low income unit. Will have a covenant and agreement for the low income unit with the city of L.A. for 30

**Doug Fitzsimmons**  
President

**Brian Kite**  
Vice-President

**Terrence Gomes**  
Treasurer

**Beth Ryan**  
Secretary

**South Robertson  
Neighborhoods Council**

PO Box 35836  
Los Angeles, CA 90035

P: (310) 295-9920  
F: (310) 295-9906  
E: info@soronc.org

**soronc.org**



years. Variance proposing 10% increase for height of elevator tower. 750 sq/ft open space for all the units. Sent letter to 500 ft. radius neighbors. Jon moved motion to support variance of elevator shaft & project with stipulation of posting 2 signs with 24 hrs phone number on both sides of the building property. Michael second the motion.  
Vote: Unanimous everyone 8 “YES”. Move to NC General Board.

**d.** Discussion and possible action for parking variance 9300 W Pico Bl. ABC (alcoholic beverage) requesting a conditional use permit. Marvin Markowitz (applicant) and Elizabeth Peterson (representative) were present. Requesting a CUP for full line of alcoholic beverages in a banquet facility (The Mark for Events) with extended hours of operation. Commercial corner with 7 am to 11pm hours of operation. Variance to change hours of operation to 7am to 2am. When they remodeled the ABC asked that they park their liquor license and apply for a conditional use permit. Originally Del Monicas had the liquor license. The building has been used as an event space for 4 years. They have 21 spaces, 100 spaces valet off site. Do outreach to neighborhood meet & greet.  
Doug moved motion to support the CUP and application, Jon Second the motion.  
Vote: Unanimous everyone 8 “YES”. Move to NC General Board.

**e.** Discussion: SORO NC requests for relief from effects of Traffic going to and from Century City. The intent is to broaden the topic beyond just the Century City Center project. We will include that project in our consideration as to the relief measures we want to ask for and the parties we are looking to pay for these mitigations. Jon “what we want to request is a study impact, Draft DRI”. Beverlywood Home Owners Association Vice president Craig Karlan spoke. J& B should comply with the specific plan section 6. We want them to go to the area planning as per the specific plan. DOT should study SoRo traffic mitigation from Century City East to Robertson to 10 Freeway, including Pico. Should analyze impact.

## **V. Adjournment at 9:30 pm**

**Notes:** *All members of the public are encouraged and invited to attend.*

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*Special thanks to our official posting locations:*

Demers & Associates, The Robertson Blvd Library, The Robertson Recreation Center, The Office of Councilmember Paul Koretz, Malcolm Brown Insurance Co., Hamilton High School, and the SORO NC and DONE websites.

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