



Motion to support Conditional Use Beverage (CUB) at 9448 W Pico Blvd

Agenda Item: GB031518-2

Date: March 15, 2018

Proposed By: LUED Committee

Include motion in Consent Agenda? If possible

Background

The project representative presented this proposed CUB to the Land Use and Economic Development (LUED) committee at their March 6, 2018 meeting. The CUB would allow the sale of a full line of alcohol at an existing gas station, mechanic shop, and convenience market located at the southeast corner of Pico and Beverly. No construction is proposed. The subject property is zoned C4-1VL-O (Commercial with a 45-foot height limit).

A gas station/convenience store/mechanic shop has been in operation on the site since the 1950's. It was approved to sell beer and wine in the 1980's. The current owners purchased the lot in 2003. A Conditional Use Permit was approved when the building was remodeled in 2013. The current request is to renew that Conditional Use Permit and to add distilled spirits to the sale of beer and wine, in response to customer requests.

Four nearby residents spoke in favor of the requested CUB at the LUED meeting. No one spoke in opposition. The project representative also provided the committee chair with approximately 30 letters and 100 signatures of support, including many from nearby synagogues and schools.

Proposed Motion

Submit a letter in support of the project to City Planning Department case manager Jordann Turner (jordann.turner@lacity.org) to be included in case file for the CUB at 9448 W Pico Blvd; ZA-2017-5141-CUB.

Considerations

Committee review:
(highly recommended)

Votes For: 6

Against: 0

Arguments for:

Many customers have requested that distilled spirits be sold at this location and over one hundred people have expressed support for the CUB renewal.

The business has no marks against its conditional use permit since it was issued in 2013.

Arguments against:

Distilled spirits are already sold at nearby Ralphs (0.2 miles to the west).

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

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Jordann Turner
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

16 March 2018

Re: Case Number ZA-2017-5141-CUB

Dear Mr. Turner:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the requested Conditional Use Beverage (CUB) permit at 9448 W Pico Blvd.

At a duly-noticed meeting of the General Board on March 15, 2018, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's license renewal be approved. The applicant demonstrated to us strong neighborhood support for the sale of distilled spirits at this respected business.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

Doug Fitzsimmons
President, South Robertson Neighborhoods Council

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Krystal Návar, SORO NC Land Use and Economic Development Chair

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Motion to fund up to \$575 for an NC Board retreat

Agenda Item: GB031518-7

Date: March 15, 2018

Proposed By: Board Development Working Group

Background

It is beneficial for the entire Board to periodically take time to discuss priorities, further build interpersonal relationships, and brainstorm ideas.

The potential dates/times of the retreat are the following:

4/22 3:pm - 6:pm

5/6 3:pm - 6:pm

5/27 3:pm - 6:pm

Proposed Motion

SORO NC will fund up to \$575 for the SORO NC Board Retreat. This amount includes the already budgeted \$300, location rental/setup fee, food with Kosher options, parking and all applicable taxes.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

Amount previously allocated in Committee's working budget: \$300
(applies to funding motions only)

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Motion to support office addition at 3235-3241 S Hutchison Ave

Agenda Item: GB031518-08
Date: March 15, 2018
Proposed By: LUED Committee

Background

The applicant and his team presented this office addition to the Land Use and Economic Development (LUED) committee at their November 14, 2017 meeting. The project at 3235-3241 S Hutchison Ave consists of a 1-story office addition on top of an existing automated parking garage within the Helms Bakery District. The applicant has requested multiple discretionary approvals, as listed below. The subject property is 48,845 square feet and zoned C2-2D-CPIO with a 55-foot height limit.

- Adjustment to permit a total FAR of 0.42:1 in lieu of the minimum FAR or 0.5:1 otherwise required
- Adjustment to permit a maximum building height up to 60.5 feet in lieu of the 55 feet otherwise permitted
- Exception to permit a maximum building height of 60.5 feet within 50 feet of the easterly property line in lieu of the 30 feet otherwise permitted
- Variance to allow an addition to a nonconforming building that exceeds 50% of the floor area of the ground floor of the as floor area within 50 feet of the easterly property line

Proposed Motion

Submit a letter in support of the project to City Planning Department case manager Alan Como (alan.como@lacity.org) to be included in case file for the office addition at 3235-3241 S Hutchison Ave; APCS-2017-3071-CPIOE-ZV-CPIOA.

Considerations

Committee review:
(highly recommended)

Votes For: 3

Against: 0

Arguments for:

The office use is an appropriate use in the C2 zone and the design is thoughtful and elegant.

The neighbor's complaints about the existing parking structure are not relevant to the requests being made.

Arguments against:

Neighbors have expressed frustration with the noise of the existing automated parking structure. Construction will only exacerbate their frustrations.

Doug Fitzsimmons
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Alan Como
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

16 March 2018

Re: Case Number APCS-2017-3071-CPIOE-ZV-CPIOA

Dear Mr. Como:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed office addition project at 3235-3241 S Hutchison Ave.

At a duly-noticed meeting of the General Board on March 15, 2018, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. The office use is appropriate for the zone and the design will be an elegant addition to the Helms Bakery District.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

Doug Fitzsimmons
President, South Robertson Neighborhoods Council

Cc: Jordan Beroukhim, Office of Council President Herb Wesson
Krystal Návar, SORO NC Land Use and Economic Development Chair

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Motion to support 10% increase to Residential Floor Area at 2630 S Bedford St

Agenda Item: GB031518-9
Date: March 15, 2018
Proposed By: LUED Committee

Background

The project architect presented this proposed new home and Accessory Dwelling Unit (ADU) conversion to the Land Use and Economic Development (LUED) committee at their March 6, 2018 meeting. The applicant plans to build a new 1,963 square foot house behind the existing 875 square foot house and then converting the existing home to an ADU. The existing rear garage will be expanded and the new home will be attached to the garage. The entitlement requests are for an adjustment for a 10% increase to the allowed Residential Floor Area (RFA) and a deviation to the side yard setback to add onto an existing nonconforming wall at the existing garage.

The PLUM committee approved the city's proposed ADU ordinance with conditions in December 2016. According to City Planner Michael Glesne, it is unknown when City Council will request to hear the revised draft ordinance. As such, the State ADU law is applied. The applicant noticed the adjoining property owners for the LUED meeting. There were no residents in attendance, but the applicant said the neighbors are in support of the project.

The subject property is 5,220 square feet and zoned R1-1 with an allowed 0.45 Floor Area Ratio (FAR). The requested 10% adjustment would permit a 0.55 FAR. The proposed rear home is 2 stories at 29'-2 1/4" tall with roof deck recessed between sloped roofs. The home includes an attached 2-car garage.

Proposed Motion

Submit a letter in support of the project to City Planning Department case manager Connie Chauv (connie.chauv@lacity.org) to be included in case file for the ADU at 2630 S Bedford St; ZA-2017-3454-ZAA.

Considerations

Committee review:
(highly recommended)

Votes For: 3

Against: 2

Arguments for:

The 10% increase to RFA will allow the applicant to construct an additional 522 square feet, providing an additional bedroom.

Converting the existing front home to an ADU preserves the character and street

Arguments against:

Other than providing an extra bedroom, there is no convincing need to increase the RFA by 10%. Without the requested increase, the homeowner could build a 1,474 square foot home in the rear.

Without the 10% increase to the RFA, the project would be by-right.

Doug Fitzsimmons
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presence of the neighborhood.





Connie Chauv
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

16 March 2018

Re: Case Number ZA-2017-3454-ZAA

Dear Ms. Chauv:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the requested 10% increase to Residential Floor Area (RFA) and Accessory Dwelling Unit (ADU) conversion at 2630 S Bedford St.

At a duly-noticed meeting of the General Board on March 15, 2018, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. Converting the existing front home to an ADU preserves the character and street presence of the neighborhood while a 10% increase to the RFA allows the applicant to construct a 4-bedroom primary residence in the rear.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Doug Fitzsimmons
President, South Robertson Neighborhoods Council

Cc: Jordan Beroukhim, Office of Council President Herb Wesson
Krystal Nívar, SORO NC Land Use and Economic Development Chair

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Motion to support Conditional Use Beverage (CUB) at 8858 W Pico Blvd

Agenda Item: GB031518-10

Date: March 15, 2018

Proposed By: LUED Committee

Background

The project representative presented this proposed CUB to the Land Use and Economic Development (LUED) committee at their March 6, 2018 meeting. The CUB would add beer and wine on-site and off-sale to Schwartz's, an existing restaurant/take out with 12 exterior seats, located just west of Pico and Robertson. The proposed hours are 7am to 1am daily. The subject property is zoned C4-1VL-O (Commercial with a 45-foot height limit).

The project team did not notice neighbors within 500 feet of the property until the day before the LUED meeting. Not surprisingly, there were no neighbors in attendance.

The LUED committee voted to recommend support of the application on the condition the applicant notice neighbors for the General Board meeting.

Proposed Motion

Submit a letter in support of the project to City Planning Department case manager Lilian Rubio (lilian.rubio@lacity.org) to be included in case file for the CUB at 8858 W Pico Blvd; ZA-2018-434-CUB.

Considerations

Committee review:
(highly recommended)

Votes For: 6

Against: 0

Arguments for:

The sale of beer and wine attracts customers throughout the evening and night, activating the street for more hours than a typical restaurant.

Arguments against:

The responsible sale of alcohol at this location is not yet proven.

Doug Fitzsimmons
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Developer Guidelines

Submission Date	2018-03-03 11:00:34
Requested SORO NC Land Use Committee meeting date	03/06/2018
Planning case number	ZA 2018-434 CUB
City hearing date	05/29/2018
Project name	Schwartz
Project address	8856 W. Pico Blvd. los angeles 90035
Information for	Applicant
Name	Daniel Hecht
Address	8856 W. Pico Blvd. Los Angeles CA 90035 United States
Phone number	(323) 653-1941
Email	schwartzbakery@yahoo.com
Representative of the	Applicant
Representative name	Patrick Panzarello
Address	PO Box 1085 Sun Valley California 91353
Phone number	(818) 3108589
Email	patpanz@inbox.com
1. Description of what is being requested of this Committee that is not "by right"	ADDING BEER AND WINE ON-SALE AND OFF-SALE TO AN EXISTING RESTAURANT / TAKE-OUT. WITH HOURS OF 7:00AM TO 11:00PM DAILY, 12 EXTERIOR SEATS.
a. Size of property	4800
b. Size of proposed building(s)	2500
Proposed project is	within allowable "by right" size

3. Proposed use of property	Bakery
4. Describe the community benefit from your proposed use of the property	The location is an existing and operating full service delicatessen and bakery. The applicants have a decade long relationship with this ethnic neighborhood operating their Kosher bakery and market. The family owns 3 Kosher businesses in the Jewish community. One that is also along Pico Blvd. This particular location was recently remodeled with all new equipment and fixtures and a sushi and delicatessen area. We are now requesting to offer the amenity of beer and wine service for both off-site sales and for use at our outdoor seating along the sidewalk on Pico.
a. Currently on property	1
b. Required by code	1
Standard spaces	0
Compact spaces	0
Handicap spaces	1
a. Trash enclosure	Yes
Size	typical
b. Loading dock	No
Additional notes on trash and loading	N / A
7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?	N / A



Lilian Rubio
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

16 March 2018

Re: Case Number ZA-2018-434-CUB

Dear Ms. Rubio:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the requested Conditional Use Beverage (CUB) permit at 8858 W Pico Blvd.

At a duly-noticed meeting of the General Board on March 15, 2018, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's license request be approved. The sale of beer and wine at this location is a welcome addition to the neighborhood and will add to the vibrancy of Pico Blvd.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
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Beth Hirsch
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Doug Fitzsimmons
President, South Robertson Neighborhoods Council

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
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