



LUED Committee Minutes

Tuesday, November 01, 2016 6:30pm
Simon Wiesenthal Center, 3rd Floor
1399 S. Roxbury Dr., Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:36pm.

Board Committee Members Present: Ken Blaker, Jon Liberman, Krystal Návar

Community Committee Members Present: Ellen Lanet, Terrence Gomes

Committee Members Absent: Michael Bitton, Michael Bloom, Sue Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Beth Hirsch, Barry Levine, Victor Mitry, Marjan Safinia, Charlie Stein, Linda Theung, Aimee Zeitzer

Guests: None

II. General Public Comment

No public comment. Committee member announcement: Ellen informed the committee that the advisory committee that meets with the Pico Robertson senior housing monthly had been informed that funding for the Mercy Housing project had been pulled. Ellen and Terrence requested supporters of the project within the community contact Council Member Koretz to voice support for the project.

III. Old Business

- a. **Draft meeting minutes of September 6, 2016**
Jon moved to approve the minutes; Ken seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**

IV. New Business

- a. **Discussion and possible action on accessory structure at 1729 S Bedford St; ZA-2016-2901-ZV-ZAA**
The applicant, Scott Krieger, described the requests in his application: variance to allow the garage to be used as an accessory structure without the required side yard setback and to allow for the parking to be uncovered (since the garage would not be used for parking.) Jon asked what the applicant's options are to comply with code. Scott responded that he would be required to make the garage door operable. Ellen asked if the garage is used for sleeping space. Scott said it is not. Ellen asked how the building inspector had known to cite him. Scott answered that a neighbor had reported the violation. Ellen commented that the committee had requested past applicants making similar requests gather signatures of support from neighbors. Krystal asked if there is A/C in the garage. Scott answered that there is. Terrence clarified that the driveway leading to the garage is 10 feet wide. Krystal asked if there is plumbing in the garage. Scott answered that there is not. One community member spoke during public comment. She expressed her concern that if the committee supported the applicant's requests, many more residents in our communities, particularly Crestview, would come forward requesting variances to allow for their garages to be converted. Krystal and Ellen suggested the applicant, rather than pursuing the variances and adjustments, simply make the garage door operable.

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

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Krystal expressed concern that supporting the applicant's requests would set a precedent for future illegally-converted garage requests that come before the committee. Krystal moved to not support the project; Terrence seconded. **Vote: 4-Y (Ken, Krystal, Ellen, Terrence), 0-N, 1-A (Jon). Item approved.**

- b. **Discussion and possible action on 2-home small lot subdivision at 3129 Helms Ave; AA-2016-1497-PMLA-SL; ENV-2016-1498-CE**
- The applicants, Angela and David Asali, introduced the project architect, who presented the project. Terrence commented that the rendering of the rear home is misleading, as it shows much more open space than the 4.5-foot side yard setback in the plot plan. The applicants explained that they have designed this project with the intention that they will live in one of the homes. Krystal asked if the applicants had reached out to the Helms Neighborhood Association. They had not. Terrence expressed his desire to advocate for projects to move towards complying with the Mayor's directive to achieve 50% renewable energy by 2030. Krystal asked if they are requesting a variance for the 4.5-foot side yard setback shown on the plot plan. The applicant was under the impression the 4.5-foot setback was allowed. Jon moved to support the project if the building layout is revised to comply with the code-required 5-foot setback; Krystal seconded. **Vote: 2-Y (Jon, Krystal), 3-N (Ken, Ellen, Terrence), 0-A. Item not approved.** The committee recommended the applicant reach out to the adjacent neighbors, particularly the Helms Neighborhood Association, and come back to the committee at the next committee meeting on December 6th.

V. Adjournment

The meeting was adjourned at 7:50pm.