



# Motion to consider a variance request for a proposed 7-Eleven at Robertson and Cadillac

**Agenda Item:** GB051712-6

**Date:** 17 May 2012

**Proposed By:**

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## Full Proposal

The lot on the northeast corner of Robertson and Cadillac Blvds. has been empty for some time. In early April, representatives for 7-Eleven gave a presentation to the SORO NC Land Use committee about a proposed location at that corner\*; they subsequently appeared at the April SORO NC General Board meeting to answer additional Board questions.

The proposed development at 2036 Robertson would be a 2,500 sq. ft. store situated at the eastern border of the property. Motorists could enter from either Cadillac or Robertson. The conceptual plan calls for ten parking spots, with one designated as handicapped. The trash enclosure would be on Robertson; pickups wouldn't happen before 7:00am. There will be no rear exit, as the building would directly abut existing trees at the property line. Signage would be monument-style: that is, low to the ground.

Unlike the store on Robertson and Airdrome a half mile away, this location would be owned and operated by the main corporate entity, rather than a franchisee. It would focus on fresh produce, which would be delivered by small trucks at approximately 5:30am daily. There are no current plans for liquor sales, although the representative did say that she had received community requests that they sell liquor.

As described, the retail use project can be built by right and is not covered by our area's added use restrictions. However, 7-Eleven is seeking a community corner exemption to operate the store 24 hours a day. They have indicated that the 7-Eleven brand is based on convenient, 24-hour access to household essentials and medicine; they would not be interested in the location if it was not a 24-hour store.

\*The Land Use committee did not take a position on the proposal.

## Proposed Motion

- I. That SORO NC formally supports / does not support a community corner exemption to allow a proposed 7-Eleven at 2036 Robertson to operate 24 hours a day.

**Doug Fitzsimmons**  
President

**Brian Kite**  
Vice-President

**Terrence Gomes**  
Treasurer

**Nick Burkhart**  
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

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## Considerations

**Committee review:**  
*(highly recommended)*

Votes For:

Against:

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**Amount previously allocated in Committee's working budget:** n/a  
*(applies to funding motions only)*



**Arguments for:**

The lot has been undeveloped for years and is a trash-filled eyesore. Better to have it developed than to leave it empty and overgrown.

SORO NC has been historically in favor of retail development on South Robertson. It is a bad precedent to oppose new businesses on Robertson.

The La Cienega Heights neighborhood has expressed a desire for a new and close-by grocery store.

**Arguments against:**

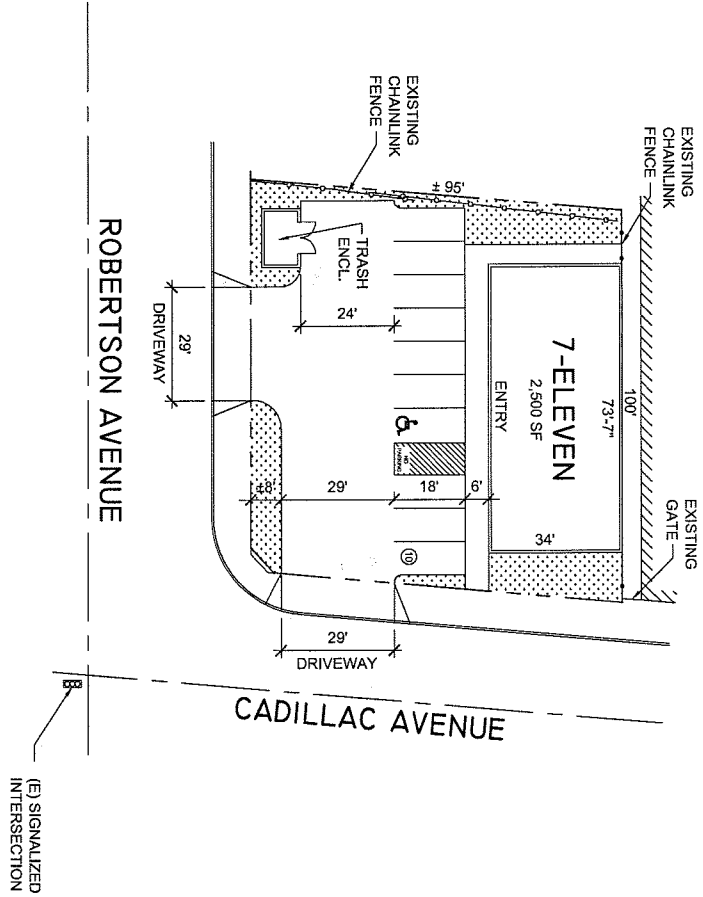
A 24-hour location could exacerbate existing issues with crime in the area, even without liquor sales. And there is no guarantee that 7-Eleven wouldn't apply for a liquor license down the road.

When polled, residents have expressed an overwhelming desire for cafés, restaurants, boutique retail--places that foster a pedestrian-oriented business community. A 24-hour 7-Eleven would do the opposite.

A convenience-type store doesn't meet the community's need for a full grocery with healthy options. It would also cannibalize nearby markets like Joe's Market a block away.

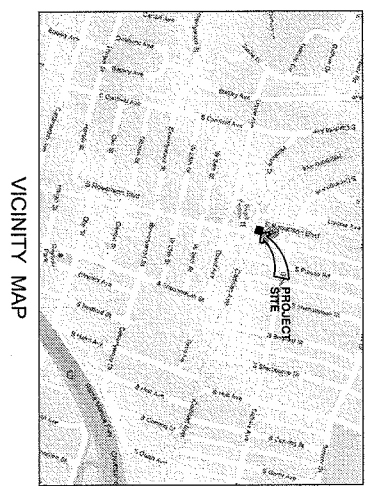
**CADENCE CAPITAL INVESTMENTS LLC**  
 9480 E. ORCHARD RD., #2400  
 BREENWOOD VILLAGE, CO 80222

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**CONCEPTUAL SITE PLAN**  
**2036 EAST ROBERTSON AVENUE**  
**LOS ANGELES, CALIFORNIA 90034**

**JOB #**  
**DATE: 03/13/2012**



**PROJECT DATA**

<b>SITE ADDRESS:</b>	2036 EAST ROBERTSON AVENUE LOS ANGELES, CALIFORNIA 90034		
<b>APN:</b>	948159 / 02272 (PERMITS)		
<b>PARCEL AREA:</b>	948159 / 02272 (PERMITS)		
<b>ZONING:</b>	UNKNOWN		
<b>GEN. PLAN DESIGNATION:</b>	UNKNOWN		
<b>TYPE OF CONSTRUCTION:</b>	[ ] A FULLY SPANNED STORE		
<b>BUILDING AREA:</b>	2,500 SF		
<b>OCCUPANCY CLASSIFICATION:</b>	MEDIUM DENSITY		
<b>NUMBER OF STORES:</b>	ONE STORE		
<b>HEIGHT OF BUILDING:</b>	22'		
<b>LOT COVERAGE:</b>	25%		
<b>BUILDING FOOTPRINT:</b>	54'		
<b>LANDSCAPE:</b>	54'		
<b>PARKING REQUIREMENT:</b>			
<b>USE:</b>	<b>SQUARE FOOTAGE PER USE:</b>	<b>PARKING REQUIREMENT:</b>	<b># OF PARKING STALLS REQUIRED:</b>
ACTUAL	2,400 SF.	1 STALL PER 200 SF.	10
<b>TOTAL:</b>			10
			19

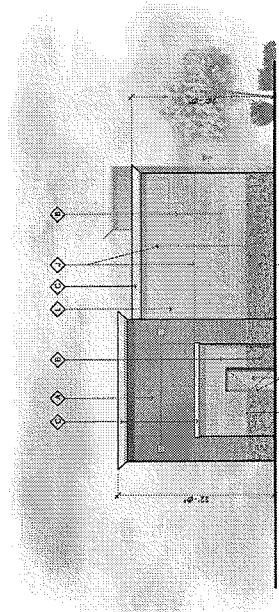


SCALE: 1" = 30'

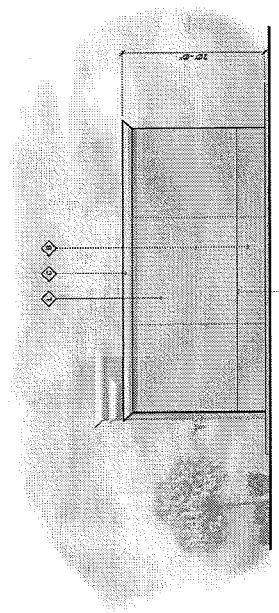


**FINISH LEGEND**

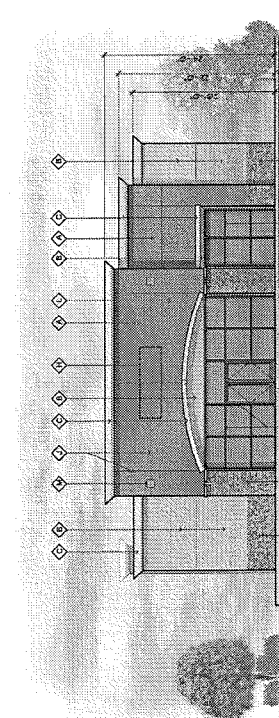
- ◇ METAL PANEL COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ METAL PANEL COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ EXTERIOR CEMENT PLASTER COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ ASSISTIVE - PRACTICAL T/M
- ◇ CONCRETE WALLS: COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ DRIVE/CLACK SYSTEM: FINISH - EL DORADO STONE TUBINO LEASE
- ◇ ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE FINISH
- ◇ ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE FINISH
- ◇ METAL DOOR AND FRAMES: PAINT TO MATCH ADJACENT BUILDING COLOR
- ◇ RECREATIVE LIGHT FIXTURE
- ◇ BUILDING SIGNAGE (BY OTHERS)
- ◇ PLASTER CONTROL JOINT
- ◇ 1" PLASTER REVEAL: PAINT TO MATCH ADJACENT BUILDING COLOR
- ◇ LINE OF ROOF BEYOND
- ◇ ACCENT TILE PATTERNS



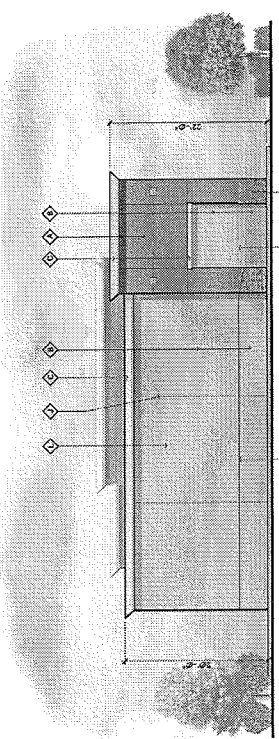
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**CADENCE CAPITAL INVESTMENTS LLC**  
8480 E. ORCHARD RD., # 2400  
DENVER, CO 80231  
720.493.5100  
720.493.3801 FX.

**BERGMAN ARCHITECTURE**  
WILLIAM A. BERGMAN, ARCHITECT  
CORPORATE OFFICE  
5181 S. HAVEN AVENUE, STE 200  
DENTON, CA 91761  
909.923.6092  
909.923.6229 FX.  
WWW.THEBERGMAN.COM

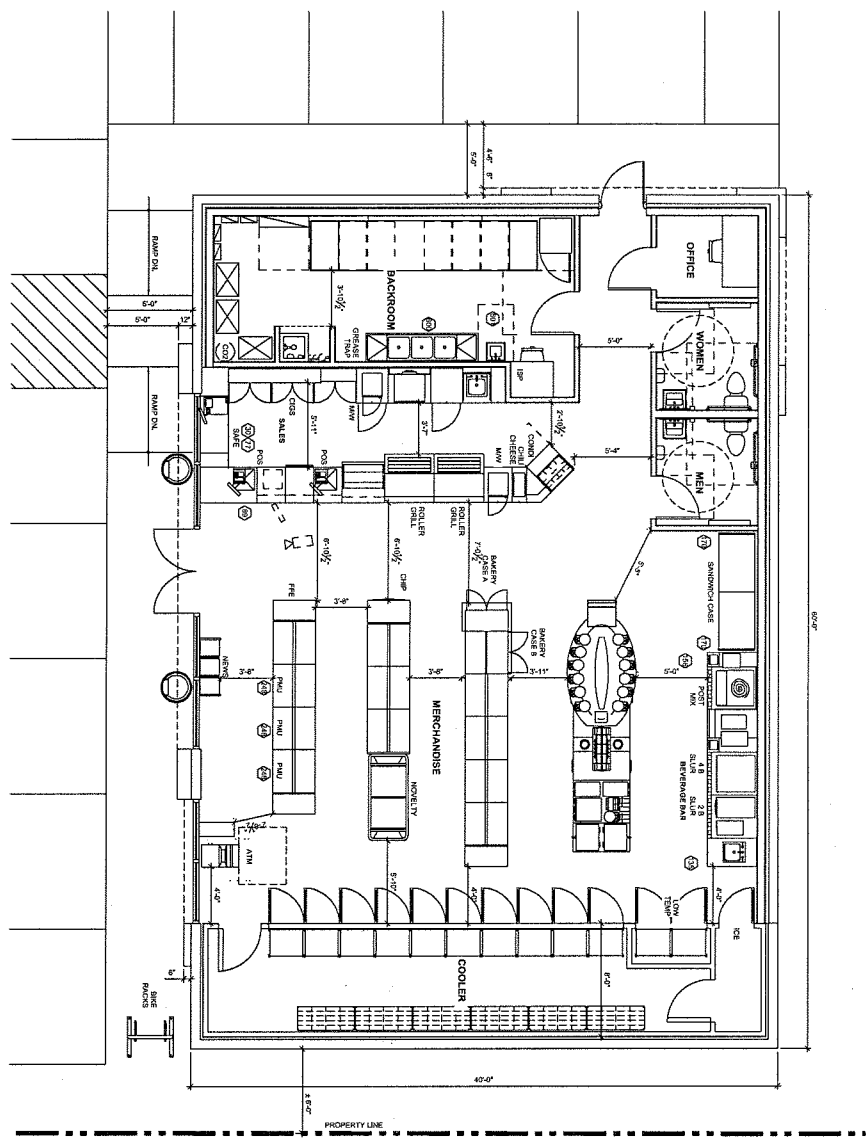
**7-ELEVEN - PRELIM EXT. ELEVATIONS**  
13203 TELEGRAPH ROAD  
SANTE FE SPRINGS, CALIFORNIA 90670

**JOB #A0986**

**DATE: 1-27-12**

**CADENCE CAPITAL INVESTMENTS LLC**  
 8480 E. ORCHARD RD. #2400  
 GREENWOOD VILLAGE, CO 80522  
 720.493.5100  
 720.493.8801 FX.

Prepared in accordance with the International Building Code, 2012 Edition, and the International Fire Code, 2012 Edition. This document is a preliminary floor plan and is not intended to be used for construction. It is the responsibility of the client to verify the accuracy of the information provided and to obtain all necessary permits and approvals from the appropriate authorities. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.

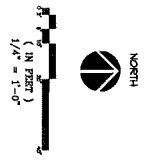


**LAYOUT INFORMATION**

ROLLER GRILLS	2
WARRANTY CASE	6
LOW FLOW COOKERS	2
NOVELTY CASE	2
SMOOTHIE BAR	1
SALAD BAR	1
SUBMITTER SHELF	8
COINOLA UNITS	2
COINOLA UNITS	2
HIGHWAYS	5
STAIRS	1
TOTAL NET	1,190
SALES FLOOR AREA	1,190

**7-ELEVEN - PRELIM. FLOOR PLAN**  
 13203 TELEGRAPH ROAD  
 SANTA FE SPRINGS, CALIFORNIA 90670

**JOB # A0986**  
**DATE: 01/30/2012**



**BERGMAN ARCHITECTURE**  
 WILLIAM AMOR, ARCHITECT  
 CORPORATE OFFICE:  
 4300 EDISON AVE.  
 CHINO, CA. 91710  
 909.687.3651  
 909.627.5425 FX.  
 WWW.THEBERGMAN.COM



# South Robertson Neighborhoods Council secession from Westside Regional Alliance of Councils

**Agenda Item:** GB051712-7  
**Date:** May 17, 2012  
**Proposed By:** Barry E. Levine

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## Full Proposal

WRAC failed to support the SORONC position on Move to Amend's constitutional amendment by rudely interrupting and not hearing an agendized presentation at the March 21, 2012 Board of Directors meeting. I have attempted to persuade WRAC to issue an apology and ask Michel Sutter to return and complete her presentation. At this time no outreach has been done to Michele Sutter, the Move to Amend spokesperson to work out a solution to this lack of support for an important educational issue to all our stakeholders.

## Proposed Motion

The South Robertson Neighborhoods Councils no longer align itself with the Westside Alliance of Councils.

**Doug Fitzsimmons**  
President

**Brian Kite**  
Vice-President

**Terrence Gomes**  
Treasurer

**Martin Epstein**  
Secretary

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## Considerations

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**Committee review:** Votes For: 4 Against: 0  
*(highly recommended)*

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**Amount previously allocated in Committee's working budget:** 0  
*(applies to funding motions only)*

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### Arguments for:

Our friends and allies must support our causes and if not we can't trust our best interests are theirs

WRAC must be moved to earn our support.

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### Arguments against:

It may decrease our clout city wide by losing this alliance.

It is vindictive., and may cut off our noses to spite our face.

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PO Box 35836  
Los Angeles, CA 90035

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

**soronc.org**

