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:

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 SORONC Land Use committee about a proposed location at that corner*; they subsequently appeared at the April SORONC 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 SORONC formally supports / does not support a community corner exemption to allow a proposed 7-Eleven at 2036 Robertson to operate 24 hours a day.

Considerations

<table>
<thead>
<tr>
<th>Committee review:</th>
<th>Votes For:</th>
<th>Against:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(highly recommended)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Amount previously allocated in Committee’s working budget: n/a
(applies to funding motions only)
<table>
<thead>
<tr>
<th>Arguments for:</th>
<th>Arguments against:</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>SORO NC has been historically in favor of retail development on South Robertson. It is a bad precedent to oppose new businesses on Robertson.</td>
<td>When polled, residents have expressed an overwhelming desire for cafes, restaurants, boutique retail--places that foster a pedestrian-oriented business community. A 24-hour 7-Eleven would do the opposite.</td>
</tr>
<tr>
<td>The La Cienega Heights neighborhood has expressed a desire for a new and close-by grocery store.</td>
<td>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.</td>
</tr>
</tbody>
</table>
South Robertson Neighborhoods Council secession from Westside Regional Alliance of Councils

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

---

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 Council no longer align itself with the Westside Alliance of Councils.

---

Considerations

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

Amount previously allocated in Committee's working budget: 0

Arguments for: Arguments against:

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

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

WRAC must be moved to earn our support.

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