



Land Use and Economic Development Committee Minutes

Tuesday, September 2, 2014 7:00 pm

Wiesenthal Center, 3rd Floor
1399 Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Chair Terrence Gomes called the meeting to order at 7:00 pm.

Board Committee Members Present: Terrence Gomes, Victoria Martin, Elizabeth Billet, Beth Hirsch, Leo Portal, Jon Liberman, Victor Mitry, Barry Levine, and Michael Bloom [enters at 8:45 pm].

Community Committee Members Present: Ellen Lanet.

Committee Members Absent: Aimee Zeltzer.

Guests: Applicants and Representatives from Beth Am, Jill Mazur.

II. General Public Comment

There was no general public comment.

III. Unfinished Business

a. Approval of Minutes from July 2014 and August 2014 meetings.

Approval of Minutes tabled to October 7, 2014 meeting.

b. Restaurant Mapping Subcommittee update and discussion on outdoor dining status.

Chair Ellen Lanet of Restaurant Mapping Subcommittee provided some background to the public. Ellen Lanet stated that Shaun Bayliss will get back to her and the subcommittee soon. She provided a brief update and stated that sidewalk can't be reduced to less than 7 feet, the mapping is done, and she will hear from Shaun soon.

c. Discussion of Committee Training and Orientation and creation of Subcommittee.

LUED Chair Terrence Gomes stated that Cindy Cleghorn from PlanCheck will be conducting the training and orientation on Thursday, September 4, 2014. Discussion of creation of a subcommittee was tabled to a future meeting.

d. Discussion of Committee Policies & Procedures.

This item was tabled to a future meeting.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Aimee Zeltzer
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IV. New Business

- a. **Discussion and creation of Subcommittee to look at Small Lot Subdivision Ordinance and potential conflict with the four Community Plans that SORO is in.**

Chair Terrence Gomes suggested looking at how Venice NC approach this issue and there was discussion about how Venice has different specific plans and a coastal plan. Further, discussion was tabled to the October 7, 2014 meeting.

- b. **Discussion of Small Lot Subdivision and lack of an Early Start Notification and potential action in the form of a Motion in Support of Early Start Notification and Recommendation to the SORO NC Board.**

Committee agreed that Vice-Chair Victoria Martin will draft a Motion to present before the SORO NC September 18, 2014 meeting.

- c. **Discussion of ABC and CUB conditions.**

There was discussion about needing the letter for a Ralph's Type 86 license. Vice-Chair Victoria Martin would draft the letter, emailed it to Chair Terrence Gomes who would send it to Applicant.

- d. **Discussion of Preliminary Discussion Draft of Changes to CEQA Guidelines Related to SB 743.**

Committee agreed to discuss this with Transportation Committee and transfer this item to be looked at by Transportation Committee.

- e. **Discussion and possible action for the expansion of existing Pressman Academy at Temple Beth Am at 1010-1059 S. La Cienega Boulevard and 1020-1046 Corning Street. Construction involves new two story building with 10 classrooms and office space and provides 27 parking spaces in a surface parking lot.**

Craig Lawson, Applicant/presenter for Temple Beth Am has a revised proposal for Pressman Academy Day School and Boarding School.

Elizabeth Billet asked Applicant what it is that they are requesting.

Craig Lawson states that Beth Am wants to meet enrollment demand and improve parking and circulation on property. What has changed is that there will be no subterranean parking. There will be surface parking and interior remodeling to buildings.

There will be more queuing, a dozen more spaces for cars to remove backup on La Cienega. Corning Street won't be impacted at all. As for project benefits, there will be more on-site parking and voluntary traffic mitigation measures.

As for entitlement process, the application was submitted to City July 2, 2014. There is a Zoning Administrator hearing on November 5, 2014.

There was discussion about the previous proposal, which was for a two level underground parking structure. It was not feasible financially and there was issues with the water table.



Jon Liberman asked about how many more students will be enrolled. Joe stated 38 more students. Job Liberman asked if the revised proposal is appropriate for future needs since Applicant purchased additional lots.

Mark mentioned that teachers do not park on-site. They park near the Beverly Hills tennis courts and the Temple has an agreement with the City.

Grant stated that some of the current lot will be staging for construction, which will be 14-16 months.

Sherilyn (?), Director of Pressman Academy, described the queuing at the corner of La Cienega & Olympic. They hired a security guard and traffic control person to monitor traffic flow so that cars don't block driveways. There is enforcement, i.e. ticketing parents, etc. and the policies are in the school handbooks. There are also parent volunteers.

Elizabeth Billet asked regarding the changes from last year and if the proposed project will negatively impact the neighborhood.

Craig Lawson stated that there is an improvement because the construction will be above ground and have less of an impact. The project is similar to last time, but with three new parcels of land. Chair Terrence Gomes asked if the properties that are being demolished are rent controlled. Craig Lawson isn't sure, but there are 17 rental units. Craig Lawson stated that there will be minor changes.

The floor was opened to public comment.

Jill Mazur, stakeholder, is opposed to the proposed project. She is a 20 year resident of SORO and has been active and vocal about her opposition to the expansion of the parking lot. She lives at 1056 S. Corning Street, 2 buildings down from Beth Am. Jill Mazur doesn't think Beth Am is a good neighbor. There have been issues with parking and traffic. There has been no communication from Beth Am and no maintenance of the grounds despite requests. Her phone messages have never been returned. There is also noise and light issues. Jill Mazur has 15 documented phone calls to Beth Am with no reply from them — issues from noise complaint and light pollution to closing the security door. Jill Mazur states that the Temple also hosts early am and night events.

Terrence Gomes asked Applicant about a call log for calls and complaints that is available for public inspection. Applicant states that they have one and also stated that it is impossible to have a 900 member synagogue with no noise. Terrence Gomes has requested a copy of the log book. Sherilyn stated that lots of calls come in after hours and go directly to the security guard on duty. They work with three different companies.

Elizabeth Billet brought up the proposed neighborhood relations person for Beth Am, which two years later still hasn't been addressed.

Shirley, stakeholder, is also opposed to the proposed project. She is the owner of a duplex across the street at 1021-1023 Corning Street. She's lived in SORO for 20 years both as a tenant and as a landlady. She states that Beth Am is going to demolish the duplexes to create a flat parking lot and put a 8-10 foot wall up on La Cienega Blvd, which her duplex will face. She states that Beth Am's neighborhoods are treated with contempt. Many of her neighbor-friends have sold their homes because of Beth Am. She's never complained to Beth Am, but states that Beth Am is a business on a residential street. She also talks about the noise and light



pollution and there is no way to block her soon-to-be view of the parking lot. The tree or trees will have to be very tall.

Elizabeth Billet asked Shirley regarding specific mitigation suggestions.

Ellen Lanet suggested planting mature hedges or trees.

Grant (Beth Am) stated that there is a requirement to put lighting in the parking lot for safety reasons, but they can do the lighting tastefully.

Terrence Gomes asked if Applicant needed a Cup. Craig Lawson stated it's in a commercial zone so permitted by right. People know what they are buying.

Terrence Gomes asked if there is a sign with a number to call for complaints in front. Ellen Lanet stated that there are two signs up, but with no phone numbers.

Morris Mazur, stakeholder, and resident at 1056 Corning stated that Beth Am was initially approved for subterranean parking, but surface parking is cheaper and the expense is passed along to Corning Street residents, i.e. noise and light pollution.

Leo Portal asked about why a subterranean lot won't work and Applicant stated it's not financially feasible.

Sonia Sharpe, stakeholder, is also opposed to the proposed development. She lives right next door at 1050 Corning Street adjacent to the preschool building, which used to be a single family home. She is not opposed necessarily to the expansion of the Jewish school, but has issues with noise. She works from home and asked about mitigation strategies. She thinks the issues may be easily addressed.

Victor Mity asked about calling the Beth Am office. Jill Mazur stated that she calls the 202 security extension and leaves messages. She states she often calls 3-4 times per week until she speaks with someone.

There was discussion of creation of a subcommittee to work with Beth Am and neighbors about these issues and mitigation strategies. Beth Am had promised SORO that it would work with neighbors to address their concerns and needs and hasn't done anything.

Elizabeth Billet advised Beth Am and neighbors meet and report back to Committee next month at the October 7, 2014 meeting.

Terrence Gomes request that Craig Lawson obtain prior actions taken by City and agreements with neighbors and bring it to our attention.

There was a MOTION by Elizabeth Billet for Beth Am and neighbors to meet and discuss issues and report back to Committee on October 7, 2014. Ellen Lanet seconded the motion.

Vote: unanimous; MOTION passes.

f. Discussion and possible action for the development of a SB 1818, bonus density, 56 foot, 5 story, 19 unit residential building, 1058-1064 S Holt Ave.

There was Committee discussion for a Motion to be drafted to be approved by the Board to send a letter to the Planning Department not to



support the project because Applicant's failure to appear before the Committee.

Chair Terrence Gomes made a MOTION to not support this proposed project for the failure of Applicant to appear before the Committee despite being asked to do so. Jon Liberman seconded the MOTION.

Vote: unanimous (10-0). MOTION passes.

g. Discussion and possible action for development of three Small Lot Subdivision at 8714 Cattaraugus, AA 2014-2455-PMLA-SL.

Jay, Applicant, presented on proposed development of three Small Lot Subdivision at 8714 Cattaraugus, AA 2014-2455-PMLA-SL. Jay explained that the lot is triangular, zoned as RD1.5, 6500 square feet, and there is back alley that they cannot use because of an easement by commercial owners. Jay met with Simon prior to coming before the Committee.

Elizabeth Billet asked what Simon said. Jay stated he got feedback from Simon who reviewed the proposed project and saw it as a refreshing solution to a difficult site. Jay stated that Simon had no criticisms. Jay stated that the property line is against an alley and everything that surrounds the project is commercial or street. Jay addressed: 1) reduced setbacks, 2) parking, 3) trash, and 4) roof decks.

Jay stated that there is front access to the units and set backs are a non-issue. There is no rear yard so sides aren't being reduced. Front set back is 8 feet and the building two feet away is 7 feet. There is tandem parking. Chair Terrence Gomes stated the residents don't use tandem parking and park on the street. Jay stated that the alley can't be used. Jay stated there are three recycling and three trash cans. Leo Portal asked if there is a roof deck and Jay stated that the roof decks face an alley/street. Leo Portal suggested mitigating with trees and planters. Currently, a 750 sq. foot single family home is on the site with plans to demo soon.

Chair Terrence Gomes stated that the SORO Board voted no on roof decks and will email this to Committee.

Jay stated that there are no privacy violations and that Simon is happy with three independent living spaces with different personalities and colors.

Ellen Lanet stated that the negative volumes are great.

Jon Liberman asked if there are any covenants or restrictions and Jay stated no.

Ellen Lanet asked to add dimension to the plans.

Vice-Chair Victoria Martin asked what is directly across from the proposed project and Jay stated apartments.

Victor Mitry asked regarding rain collection and sustainability. Jay stated that there are large yards with planters. Jay stated that all buildings he has developed have been sustainable for 30 years.

Elizabeth Billet asked Jay if the neighbors are aware of the project and he stated not that he knows of. Chair Terrence Gomes asked what the target is to sell. Jay doesn't know. Uzi, the owner of the proposed project,



stated high \$600's. HOA will be needed. Uzi stated that they have tried to reach neighbors, but no luck.

Uzi stated that roof decks are good and important for the project. Roof decks will be on the north side and it's good for building aesthetics.

Chair Terrence Gomes asked regarding solar panels. Jay stated they will be on the roof because it will be divided into two sections. The entire roof won't be used as a roof deck. Terrence Gomes stated that the solar panels aren't on the rendering. Jay stated that this is a lower density project. Terrence Gomes asked regarding rainwater catchment and Jay stated that he is obligated to provide a catchment system.

Ellen Lanet asked how far the project is from the Expo line and advised Jay to contact neighbors, i.e. send something by Certified Mail. Jay said they have tried. Chair Terrence Gomes advised posting 4x4 signs on the project to notify neighbors with description of project and phone #.

V. Adjournment

The meeting was adjourned at 9:05 pm