



Land Use and Economic Development Committee Minutes

Tuesday, October 7, 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 7:01 pm.

Board Committee Members Present: Terrence Gomes, Victoria Martin, Beth Hirsch [enters at 7:07 pm], Leo Portal [enters at 7:18 PM], Jon Liberman, Barry Levine, and Victor Mitry [enters at 7:10 pm].

Community Committee Members Present: Ellen Lanet [enters at 7:10 pm].

Committee Members Absent: Aimee Zeltzer and Elizabeth Billet.

Guests: Applicants and Representatives from Temple Beth Am (Brant Dveirin) and Jill Mazur, Shirley Perl, Morris Mazur, Elisa Leonelli.

II. General Public Comment

Elisa Leonelli, Co-President of RVNA, thanked SORO NC for taking care of homeless encampment and parking lot.

III. Unfinished Business

a. Approval of Minutes from July 2014, August 2014, and September 2014 meeting.

Chair Terrence Gomes made a MOTION to approve Minutes from previous meetings; Jon Liberman seconded the MOTION.

Vote: unanimous (8-0). MOTION passes.

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

Item tabled to end of meeting.

c. Discussion and action to establish a Subcommittee dedicated to reviewing and revising Committee Policies and Procedures.

Postponed until next month's meeting.

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

Postponed until next month's meeting.

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

Doug Fitzsimmons
President

Kevin Gres
Vice-President

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Postponed until next month's meeting.

f. Discussion of ABC and CUB conditions.

There was discussion of who governs condition use permit of ABC license and consensus on who is working on it. There was discussion of moving ABC license to back end of CEB.

g. Discussion of Preliminary Discussion Draft of Changes to CEQA Guidelines Related to SB 743.

There was discussion of a joint Transportation Committee and LUED Committee meeting to discuss this item. Victoria Martin stated she will email Jon Liberman to coordinate a joint meeting.

h. 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.

Chair Terrence Gomes opened up the floor to public comment. Due to public speaker cards, members of the public were requested to speak for 2 minutes each.

Jill Mazur, stakeholder, stated after their last meeting with Temple Beth Am there was no agreement to meet both the needs of neighbors and Temple Beth Am. Neighbors are opposed to the surface parking lot for many reasons, i.e. noise, light, traffic and nothing has been done to mitigate that. Jill Mazur states that an underground parking lot should be sufficient.

Morris Mazur, stakeholder, states that Temple Beth Am already has permits for an underground parking lot, but doesn't want to spend the extra money.

Shirley Perl, stakeholder, stated that Temple Beth Am won't agree to an underground parking lot and that Temple Beth Am doesn't care about their neighbors. Tenants are concerned and people are moving out. Temple Beth Am is not listening and not really working with neighbors.

There was no other public comment.

Brant Dveinin, land use attorney, member of Beth Am, and Chair of the Temple Beth Am building committee re-presented the proposed development. Craig Lawson could not be in attendance. Brant Dveinin provided some background on the proposed project. He stated that two residents are for the project. The proposed project is not necessarily a money saver. The most recent meeting Temple Beth Am had with the neighbors Temple Beth Am and Pressman Academy had agreed to manage events and keep a log book. Temple Beth Am and Pressman Academy would keep in contact with neighbors to inform them of the big events. Notice was sent out to resident recently and Chair Terrence Gomes requested a copy of the notice.

Terrence Gomes looked at CUB and stated that most of the mitigation strategies would not be implemented until the time of construction. He stated that there is no set formal log book from 2012. Brent stated that because construction had not begun there was no need for a log book.

Brant Dveinin stated that recently Applicant met with security staff for both Beth Am and Pressman Academy to address holes in their system. Mitigation monitoring plan will begin after construction starts and was not required before.



Chair Terrence Gomes asked if there is a Standard Operating Procedure about security and complaints in writing. Representatives from Temple Beth Am stated that there is nothing in writing. Currently, there are only email directives, but that they can keep a call log moving forward.

Jon Liberman requested that any complaints from neighbors be documented and that Temple Beth Am should provide specifics for time periods neighbors have contact them with complaints.

Brant Dveinin (Temple Beth Am) stated that neighbors issues have to do with general operations. Mitigations are for anticipated construction. Temple Beth Am wants to be a good neighbor and has everyone's email address who was at the previous SORO LUED meeting.

Ellen Lanet stated that there are many temples in area and all are in commercial zone. When parents of the current residents bought buildings next to a temple they didn't envision those homes being purchased and incorporated into the school and used as a parking lot. There needs to be a visual barrier to the parking lot, a buffer. The parking lot will be an eyesore for people next door and across the street and there needs to be light and noise mitigation strategies in place.

Brant Dveinin (Temple Beth Am) stated there are plans for an 8 foot wall and mature trees and to hire a sound consultant to look at sound to see where sound goes and where there are gaps. Brant Dveinin (Temple Beth Am) stated that they spent 30 days talking to neighbors about parking. Parking on Corning Street is not an option. Temple Beth Am has offered to pay for permit parking, but neighbors don't want it.

There was discussion of Temple Beth Am and Pressman Academy's events and lack of monitoring noise and light. Temple Beth Am has been better about monitoring noise. There aren't a lot of events, but have private parties in the evenings and a handful of outdoor events several times a year. Temple Beth Am also has events on the roof once a week. Jill Mazur mentioned that Temple Beth Am forgets to turn off the lights.

Terrence Gomes stated that the Museum of Tolerance had to mitigate the noise on the roof and that Temple Beth Am is not the first organization to come before the LUED Committee with issues with the neighbors.

Ellen Lanet stated that where the proposed development is going to go is on a residential street and Beth Am is taking out major buffers for residents. Ellen Lanet suggested rearranging the project so it is more neighborly.

Leo Portal stated that the bigger issue is that the new development will set a precedent for entire area. Temple/synagogues that should be in commercial space-are being allowed in a nice residential area. There are 6-7 lots to be demolished to ground zero.

Brant Dveinin (Temple Beth Am) stated that they had look at all opportunities and search the neighborhood for additional properties.

Jon Liberman address his question to residents of Corning Street and he asked what they would be willing to accept for mitigation.

Jill Mazur stated she doesn't think Temple Beth Am can mitigate the noise from the parking lot due to events late at night. The noise and light will keep people awake in a resident neighborhood — car alarms at night, etc. Noise will be hard to mitigate in a surface parking lot, but an underground parking lot will mitigate the noise and light.



Ellen Lanet made a MOTION to create a buffer for the first 30 feet to make a neighborhood quality frontage keeping with characteristics of the neighborhood. Victoria Martin SECONDED MOTION.

Vote: Beth Hirsch, Ellen Lanet, Leo Portal and Victoria Martin voted in favor. Victor Mitry, Terrence Gomes, Jon Liberman, and Barry Levine voted against the motion. Four in favor and four against the MOTION. MOTION fails.

Jon Liberman proposed an alternative MOTION to not support the current project as proposed unless there is a different plan before November and Committee will reconsider proposed project. Terrence Gomes SECONDED the MOTION.

Vote: Jon Liberman, Terrence Homes, and Beth Hirsch voted in favor of the MOTION. Ellen Lanet, Victor Mitry, Victoria Martin, Barry Levine, and Leo Portal voted against. Three in favor and five against the MOTION. MOTION FAILS.

Leo Portal discussed parkets for the community by moving the fence back. Leo Portal made a MOTION to support the proposed project with mitigation strategies and a public parklet. Terrence Gomes SECONDED the MOTION. Leo Portal voted in favor. Everyone else opposed the MOTION. MOTION FAILS.

Vote: Terrence Gomes and Leo Portal voted in favor of the MOTION. Ellen Lanet, Victor Mitry, Victoria Martin, Barry Levine, and Beth Hirsch voted against. Two in favor and five against the MOTION. MOTION FAILS.

Brant Dveinin (Temple Beth Am) stated that there are issues that Beth Am needs to work out with neighbors regarding noise, light, and parking. Beth Am is not adverse to discussing with neighbors and will continue to endeavor to meet with neighbors.

Leo Portal made a MOTION to not support the current proposed project as is. Jon Liberman SECONDED the MOTION. Leo Portal, Ellen Lanet, Beth Hirsch, Jon Liberman, and Barry Levine voted in favor. Victor Mitry VOTED AGAINST. Terrence Gomes ABSTAINED. MOTION PASSES.

Vote: Jon Liberman, Beth Hirsch, Ellen Lanet, Victoria Martin, Barry Levine, and Leo Portal voted in favor of the MOTION. Victor Mitry voted against the MOTION. Terrence Gomes abstained. Six in favor, one against, and one abstention. MOTION PASSES.

Brant Dveinin (Temple Beth Am) stated that they suggested a park let to neighbors, but neighbors said it was never presented to them. Neighbors aren't in favor of a parklet.

The upcoming Zoning Administrator hearing is on November 5, 2014.

Non-Agendized Unfinished Business

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

Applicant's representative, Jay, from 8714 Cattaraugus provided an update. Letters were sent to neighbors and Applicant has done everything to provide notice. Applicant put a sign up front. Applicant said there will be tandem parking in front. The entry way will be user friendly. There will be trashcans in the alleyway. The white material in the rendering is plaster. Applicant will email Leo the list of materials used in the project.



Terrence Gomes made a MOTION to make a recommendation to support the project as changed with change in plan set by Friday, October 10, 2014 and move to the General SORO NC Board. Victoria Martin SECONDED the MOTION.

Vote: Terrence Gomes, Victor Mitry, Jon Liberman, Beth Hirsch, Ellen Lanet, Victoria Martin, Barry Levine, and Leo Portal voted in favor of the MOTION. Unanimous vote. MOTION PASSES.

IV. New Business

a. Discussion and possible action of current status of Robertson Car Wash, 2460 S Robertson Blvd.

Sol Levitt, current owner of the Robertson Car Wash, explained the history of the car wash. His dad acquired three quarters of the block 40 years ago. Sol's family owned 50% of 3/4 of the car wash. The business partner resisted doing anything. Sol Levitt bought out his dad's partner two months ago. Sol Levitt believes in the potential of South Robertson and wants to be a good business and property owner as well as a good neighbor. He hasn't done anything to the property yet because he recently acquired all of the property. He states that he got the homeless people out of the property. He has plans to upgrade the look and feel of the car wash and to make it look and function well. He was not happy with the last tenant.

There was discussion about the property being zoned as C4Q, which allow a car wash by code. Sol Levitt stated that the car wash predates the CUP. Sol Levitt stated that once the upgrades have been made the car wash will resume business. Sol Levitt wants to bring in what other car washes do not have and make it cheerful and friendly. Sol Levitt wants to recycle the water.

Jon Liberman brought up the idea of using the parking lot after hours.

There was discussion of union issues. Sol Levitt wants to treat his employees well, but he can't control union or non-unionization.

Ellen Lanet asked about the neighborhood amenities. Sol Levitt stated he will paint the car wash, landscape the property, install security cameras and be open to the idea of food trucks in the parking lot after hours. He loves the idea of food trucks and revitalizing Robertson.

Elisa Leonelli, Co-President of RVNA, stated she received complaints not about the car wash, but about union picketers. Terrence Gomes stated that there are laws regarding picketing. Eliza stated that there were issues with homeless and graffiti at the car wash, but they have since been taken care of. Three homes were impacted by noise and traffic. There are two homes behind the wall.

Ellen Lanet asked when the car wash is set to open. Sol Levitt said there will be a soft opening as they make improvements and then the car wash will be open for business in 2-3 weeks time.

b. Discussion of Change of LUED Policy regarding Public Speaker Card and Rotating Schedule to Handle Applicant Packets.

Item tabled to next meeting.

c. Discussion of WRAC LUPC and request for Volunteer.

Item tabled to next meeting.



V. Adjournment

The meeting was adjourned at 9:05 pm