



# Land Use and Economic Development Committee Minutes

Tuesday, June 6, 2017; 6:30 p.m.

Simon Wiesenthal Center

1399 Roxbury Drive, Los Angeles, CA 90035

## I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:42 p.m.

**Board Committee Members Present:** Ken Blaker, Michael Bloom, Steven Cochran, Beth Hirsch, Barry Levine, Jon Liberman, Krystal Návar, Linda Theung

**Community Committee Members Present:** Ellen Lanet, Terry Gomes

**Committee Members Absent:** Michael Bitton, Susan Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Victor Mltry, Marjan Safinia, Charlie Stein

**Guests:** None

## II. General Public Comment

No public comment.

## III. Old Business

Jon moved to approve minutes; Beth seconded. **Vote: 10-Y, 0-N, 0-A. Item approved.**

No May minutes posted.

## IV. New Business

### a. Discussion and possible action on neighbor noise complaints for existing Tommy's Express Car Wash at 2452 S. Robertson Blvd.

Brad (resident on 24th Street, adjacent to the carwash) remarked that the decibel level next to the carwash is very loud because of its vacuums. He stated that LAPD has also cited the owners of the carwash about the noise. Brad said that the carwash begins operation at 7:00 a.m., which is outside of the permitted hours of operation. The legal hours of operation are 7:00 a.m.–7:00 p.m. on weekdays, 9:00 a.m.–7:00 p.m. on Saturdays, and 11:00 a.m.–7:00 p.m. on Sundays. Neighbors have filed complaints about the noise violations. SORO Quality of Life Committee put the complaint on their agenda last month; however, no witnesses were present at the meeting. Beth suggested possible mediation. Veronica de la Cruz, Deputy City Attorney at the L.A. City Attorney's Office, was present to answer questions regarding this issue. She asked LA Department of Building and Safety about possible conditions of the use. There are no conditions. LADBS knew about potential problem with vacuum hoses in July 2015. Deni Mosser (a neighbor on 24th Street) also communicated with LADBS about possible code violations. Steven suggested splitting the recommendation between addressing the issues relating to the carwash operating outside hours and the municipal code. Beth noted that the SORO Quality of Life Committee will take ownership of the noise complaint. Steven motioned to present to the full board to send recommendation to city to enforce the hours of operation. Ellen

**Doug Fitzsimmons**  
President

**Ken Blaker**  
Vice-President

**Jon Liberman**  
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**Beth Hirsch**  
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seconded. Jon accepted Deni's printed evidence and referred the evidence to SORO Quality of Life Committee. **Vote: 10-Y, 0-N, 0-A. Motion approved.**

Jon motioned to recommend to board to send a letter to department about the obligation to provide a remedy. Motion was not seconded.

**b. Discussion and possible action on proposed subdivision of an RD2-zoned lot into two lots in conjunction with construction of two single-family homes at 3134 N Ivy St (LUED060617-3) i. Case Number AA-2017-1840-PMLA-SL / ENV-2017-1841-EAF**

Developer is building two structures on Ivy Street in the Helms neighborhood via by-right zoning laws. He originally planned it to be a duplex, but as the construction project went on, he decided to split them into a small-lot subdivision. He did not request variances as part of the subdivision application. Krystal queried the developer/owner about the project's adherence to the Small Lot Design Guidelines. The next-door neighbor of the construction project spoke in support of the project even though he acknowledged his solar panels are no longer efficient with the new buildings casting shadows on them. Christine (neighbor) noted that the applicant did not check on the application that it was meant to be a small-lot subdivision. Steven remarked that public comments should focus on the requested subdivision, not the buildings themselves. A neighbor noted that the developer's LLC has six vacation rentals advertised on a website. Heather (neighbor) noted that the project does not conform with the surrounding homes and that the small lot subdivision was requested after building permits were obtained and construction began. In summary, with the exception of the immediate neighbor to the south, many neighbors expressed dissatisfaction with the project and how they were not involved in the project until it was already under construction. Barry motioned that the committee not support the requested subdivision. Terry seconds. **Vote: 5-Y, 4-N, 1-A. Item does not pass.**

**c. Discussion and possible action on facilitating a discussion with business and property owners regarding the creation of a Business Improvement District (BID) on Pico Blvd between Robertson Blvd and Beverly Dr**

**i. Propose 2-3 dates in July to hold this meeting**

Michael noted ongoing discussion with Marvin Markowitz to take place first Thursday of July. He also noted a meeting with business owners along Pico sometime on July 6 or 17.

**d. Discussion and possible action on suggested changes to 2016-17 Strategic Plan for next year**

- i. The Economic Development components of the Strategic Plan include the following:**
- **Revitalize the SOROCard program. Create a spin-off website?**
  - **Hold gatherings of local business leaders**
  - **Research and find funding for lighting trees on Robertson**
  - **Encourage the creation of an employment program for SORO residents**

Committee brainstormed current strategic plan ideas. Committee member suggested revisiting the business improvement district's SOROCard program. Jon suggested the committee request a list from local business owners to get other businesses on board. Suggestion is shared to hold gatherings of local



business leaders in SORO, Pico Business Improvement District, and West La Cienega. Suggestion was shared to light trees on Robertson/decorative lights across Robertson, or possible canopy across Robertson. All committee members supported continuing effort to support small businesses in the area and hire from within the neighborhood when possible. Ellen also suggested to prioritize outreach on the I-10 ramp redesign.

## **V. Adjournment**

The meeting was adjourned at 9:05 p.m.