



Land Use and Economic Development Committee Minutes

Tuesday, February 6, 2018; 6:30 p.m.

Simon Wiesenthal Center

1399 Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal called the meeting to order at 6:37 p.m.

Board Committee Members Present: Ken Blaker, Steve Cochran, Jon Liberman, Barry Levine, Krystal Návar, Charlie Stein, Linda Theung

Community Committee Members Present: None

Committee Members Absent: Michael Bitton, Susan Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Ellen Lanet, Carlos Matricardi, Victor Mitry, Marjan Safinia

Guests: N/A.

II. General Public Comment

N/A.

III. Old Business

Krystal moved to approve minutes. Linda seconded.

Motion is approved. **4-Y, 0-N, 0-A.**

IV. New Business

- a. **Discussion and possible action on proposed small lot subdivision at 8620 Olin Street creating 5 single-family residences on 5 small lots with 2 attached parking spaces per lot (10 total). The structures will have a maximum height of 43 feet and total 10,754 square feet. (LUED020618-2)**
 - i. **Case numbers VTT-78244-SL and ENV-2017-5400-EAF**

Architect presented plan to committee. Steve asked what the price per square foot of the future units will be. Owner estimated about \$600 per square foot—slightly below the going price for a single-family house in this neighborhood because of the small-lot subdivision model. Krystal asked about the water runoff details. Architect stated that the design conforms to the city's requirements for water runoff. Charlie asked about the floors of the adjacent properties. Owner and architect said that the adjacent properties vary from one to two floors. Linda asked about the current tenants; owner said that there are three. Owner noted that the tenants all will be given appropriate relocation fees.

Krystal motioned to support. Linda seconded.

Motion is approved. **7-Y, 0-N, 0-A.**

Doug Fitzsimmons
President

Ken Blaker
Vice President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
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- b. **Discussion and possible action on proposed condo conversion of an existing 4-unit residential building at 1211 S Sherbourne Drive (LUED020618-3)**
i. **Case numbers AA-2017-2361-PMLA-CC and ENV-2017-2362-CE**

Three units are occupied, and one is vacant. Krystal asked about the status of the soft-story retrofit and what the apartment-to-condo ratio is. Jon asked about the parking requirements for condo versus apartment. Owner says the parking stays the same (eight spots).

Krystal motioned to support project. Charlie seconded.

Motion was approved. **7-Y, 0-N, 0-A.**

- c. **Discussion and possible action on forming three subcommittees to determine the feasibility of economic development in three portions of SORO: South Robertson Blvd, Pico Blvd, and La Cienega Blvd**

Jon proposed to create three subcommittees to explore business-improvement opportunities in SORO. Steve noted that the effort should include business owners and landlords to create a win-win situation and buy-in. Ken remarked that the three portions proposed are very different—Pico, for instance, has a mix of kosher restaurants and markets and auto-repair shops and upholstery businesses. Krystal proposed to choose one area as our pilot zone and explore what the end result might be. Jon said that the subcommittees should not have an end game, that this should be an exploratory period. Krystal and Linda noted the amount of work involved with the Great Streets project in South Robertson; would we be able to use this as a pilot, and who would be responsible for it? Steve proposed engaging the councilmembers' offices to contribute to the project. Linda noted that were to go to the councilmembers' offices, we should approach them with a goal in mind. Jon agreed, but clarified that the process shouldn't start with a goal in mind. Steve proposed that once the subcommittees are formed, we should set a scope by asking the question "what can we bring to the city?" Krystal said that we would request a green light from the board to form the subcommittees. Jon will draft a motion to send to Krystal. Ken clarified that we would have one (1) subcommittee to explore the three options; Steve and Charlie noted that we should focus on Pico. Krystal asks if we need to ask in the next board meeting during the committee reports to form this subcommittee. Linda said they might want a motion. Ken said that we should just be able to make an announcement.

V. Adjournment

The meeting was adjourned at 8:20 p.m.