



# Land Use and Economic Development Committee Minutes

Tuesday, March 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 6:33 p.m.

**Board Committee Members Present:** Steve Chocron, Barry Levine, Jon Liberman, Carlos Matricardi, Krystal Nívar, 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, Victor Mitry, Marjan Safinia

**Guests:** N/A.

## II. General Public Comment

None.

## III. Unfinished Business

### a. Draft meeting minutes of February 06, 2018 (Theung / LUED030618-1)

Tabled to next month.

## IV. New Business

### a. Discussion and possible action on proposed Accessory Dwelling Unit (ADU) at 2630 S Bedford St. (Case number ZA-2017-3454-ZAA) that includes the following requests. (LUED030618-2)

- i. Variance to convert to ADU an existing 875 square feet residence located in front half of property
- ii. Adjustment for 10% increase to Residential Floor Area
- iii. Adjustment for 10% increase in height of encroachment plane
- iv. Deviation to side yard setback to add onto existing nonconforming wall at existing garage

Krystal asked the architect about change in massing since the design was presented before the committee for the first time in December. Jon asked if there have been any complaints from the neighbors. Architect said no. Parking for the accessory dwelling unit will be on street. Architect noted that a draft ordinance is currently in the works, which proposes that an ADU cannot be between the street and a single-family residence. State requires that the ADU should not be more than 1,200 square feet. Architect argues that the original home is within the state's maximum of 1,200 square feet. Jon asks how this new building impacts the statement the architect made about the historical significance of the street? Krystal asked why there is a 10% increase to the residential floor area. Architect said the owner needs to accommodate her family. Steve asked if this project is subject to BMO; if this was a request to go to .53 FAR? Architect said no. Linda asked how this project differs from R2. Architect said that this

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is designed within the terms of a ADU and that the buildings can't be sold separately, and that there is only one utility connection.

Jon moved to approve as shown. Barry seconded.

**Vote: 3-Y, 2-N, 1-A. Motion was approved.**

- b. **Discussion and possible action on requested Conditional Use Beverage (CUB) (Liquor License) at 9448 W Pico Blvd (LUED030618-3) to allow the sale of a full line of alcohol at an existing gas station, mechanic shop, and convenience market located on a commercial corner lot. The hours will continue to be 24 hours daily. No construction is proposed.**
- i. **Case number ZA-2017-5141-CUB**

Owner asked for a renewal of the liquor license and a modification of the license to include the sale of distilled spirits. The owner has been selling beer and wine since the 1980s. The license was originally approved in 2013–14; the term was for five years. The sale of alcohol would occur between 6:00 a.m. to 2:00 a.m., per law. Outreach has taken place to three main groups: LAPD, councilmember's office. Steve asked if there have been arrests at the premises. Owner said there hasn't been. He said that they have occasional shoplifters, but that's the extent of the crime. Thomas Peters, a resident, stated support of granting the permit. Another neighbor who lives on Beverly Drive spoke in support of the permit. Terry Miller, neighbor, supports granting the permit. Neighbor who runs a community center was supportive of the permit

Linda motioned to support granting the permit. Carlos seconded.

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

- c. **Discussion and possible action on requested CUB at 8858 W Pico Blvd (LUED030618-4) to add beer and wine on-site and off-sale to Schwartz's, an existing restaurant/take out with 12 exterior seats. The proposed hours are 7am to 1am daily.**
- i. **Case number ZA-2018-434-CUB**

Restaurant representative (RR) presented; he stated that the owner has invested in a lot in renovations. Krystal asked about the notice to the neighbors about this (LUED) meeting. Representative said that the notice went out on March 5 (day before March LUED meeting), but he could not confirm that it was done; he would follow up.

Barry motioned to support. Steve seconded. Jon was hesitant about the lack of timing for the neighbors. RR said that if committee supported, that he would ensure that notices were sent in advance of the board meeting. Restaurant's hearing would be before the next committee meeting. Jon wanted to amend the approval on the condition that the notice about LUED meeting did not go out to the neighbors on time. Steve recommended to the representative that he bring supporters to the larger board meeting later in the month. Krystal suggested that the committee support the application on the condition that on the notice that would be sent out to neighbors in advance of the board meeting. Steve seconded.

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

## **V. Adjournment**

The meeting was adjourned at 7:30 p.m.