



# Land Use and Economic Development Committee Minutes

Tuesday, December 4, 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:** Ken Blaker, Barry Levine, Krystal Návar, Linda Theung

**Community Committee Members Present:** None

**Committee Members Absent:** Susan Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Ellen Lanet, Victor Mitry, Marjan Safinia, Charlie Stein

**Guests:** N/A.

## II. General Public Comment

N/A.

## III. Unfinished Business

- a. Draft meeting minutes of August 07, 2018 (Theung / LUED120418-1)
- b. Draft meeting minutes of October 09, 2018 (Theung / LUED120418-2)
- c. Draft meeting minutes of November 13, 2018 (Návar / LUED120418-3)

Krystal moved to approve. Linda seconded. 4-Y, 0-N, 0-A.

## IV. New Business

- a. **Motion to approve 2019 LUED committee meeting schedule (Návar/LUED120418-4)**

Ken asked about the October 8 date. Proposed moving to October 2. Linda proposed to move July 2 to July 9. Ken asked about Election Day. No public comment about these dates.

Krystal motioned to approve the dates, with exception January 8, July 9, September 10, October 2, and November 12. Linda seconded. 4-Y, 0-N, 0-A.

- b. **Discussion and possible action on proposed new 17-unit, 5-story, 19,737 square foot Apartment Building at 8867 W Alcott St. (Case number ENV2018-5854-EAF) The subject property is 7,292 square feet and is zoned R3-1-O with a 45-foot height limit. The project consists of (6) 1-bedroom and (10) 2-bedroom units. 3 units will be set aside as extremely low-income affordable housing. 22 parking stalls are located in 2 levels of subterranean garage. No guest parking is provided. 2,211**

**Krystal Návar**  
President

**Ken Blaker**  
Vice President

**Jon Liberman**  
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**Vacant**  
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**square feet of open space, (both private and common), is provided. (LUED120418-5)**

Jonathan Riker (sp?), representative for the applicant and property owner, presented. This is a Transit Oriented Communities (TOC) project, 17 units. By-right project. Ten percent (10%) of the two (2) units are designed for extreme low-income tenants in exchange for fewer parking spaces. Developers are requesting additional TOC incentives (see below). There are 22 parking spaces provided. Under TOC program, only 9 are required. Providing additional parking would make more sense for tenants.

Three (3) additional incentives being requested: reduce the front yard, side yard (32% total decrease), and additional height to the building (11').

Barry asked what's next door to it. Representative said 1940s and 1950s buildings. Linda asked about the three RSO units and what the application process will be for the two (2) extreme low income and one (1) low-income apartment. Applicants will go through the process with HCIDLA to review the tenants.

Ken asked about the effects of impacted parking as a result of this development.

ETA of completion will be two (2) years from breaking ground.

Public comment: Beautiful building.

Krystal moved to support. Barry seconded. 3-Y, 0-N, 1-A.

- c. Discussion and possible action on proposed 57-unit, 4-story, 47-foot tall Eldercare Facility at 1112–1136 S. Roxbury Dr. (Case numbers ZA-2018- 3419-ELD and ENV-2018-3420-EAF) The subject property is 28,272 square feet and is zoned [Q]R3-1-O with a 36-foot height limit. 100 parking stalls are located in 2 levels of subterranean garage. The application includes the following entitlement requests. (LUED120418-6)**
- i. To allow an Eldercare Facility in the R3 zone.**
  - ii. To allow 57 dwelling units instead of the 25 units allowed by the density limits of the Q condition.**
  - iii. To allow an increase in building height from the 36 feet allowed by the Q condition to 47 feet.**
  - iv. To allow a front yard setback of 5 feet for the center garden and 12 feet for the building along Roxbury Drive instead of the 15 feet required.**
  - v. To allow a side yard setback of 5 feet along Bedford Drive instead of the 7 feet required for a 4-story building.**
  - vi. To allow balconies on all floors with a 50 square foot minimum to count towards open space instead of the ground-floor-only and 150 square foot minimum requirements of the Q condition.**

Daniel Ahadian, land use consultant, presented. Krystal asked about the program of the space on the ground level at the corner. Owner: Those are apartment units. Krystal would prefer if the corner contained active public space, rather than private living space. Member of the public asked about the average height of the adjacent buildings. Owner didn't look at the number of feet but provided the number of stories—the development will be the same number of stories as adjacent buildings. DeMers expressed concern about



parking. Board member asked if there was outdoor space for the residents and what kind of feedback have you had from the neighbors? No members of the public appeared.

Krystal asked about the density on the Q condition.

Krystal motioned to support. Ken seconded. 4-Y, 0-N, 0-A.

- d. **Motion to request the public hearing be postponed for proposed 6-home small lot subdivision project at 1973 Preuss Rd (VTT-82264-SL) until the project representative presents to the LUED committee. (LUED120418-7)**
  - i. **No responses were received to any of the 4 emails sent since August requesting the representative attend a LUED meeting.**

Krystal motioned to support. Linda seconded. 4-Y, 0-N, 0-A.

## **V. Adjournment**

The meeting was adjourned at 7:44 p.m.