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LUED Committee Agenda

Tuesday, August 06, 2019, 6:30pm

Meetings end at 8:30pm unless the committee votes to end earlier or extend the time.

Simon Wiesenthal Center, 3rd Floor

1399 S. Roxbury Dr., Los Angeles, CA 90035 (northwest corner of Pico)

I. Call to Order & Roll Call

II. General Public Comment & Brief Committee Announcements

III. Unfinished Business

- a. Draft meeting minutes of March 05, 2019 (Návar / LUED080619-1)
- b. Draft meeting minutes of June 04, 2019 (Theung / LUED080619-2)
- c. Draft meeting minutes of July 08, 2019 (Stein / LUED080619-3)

IV. New Business

- a. Discussion and possible action on requested Conditional Use Beverage (CUB) permit to allow the sale and distribution of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,588 square foot restaurant named Red Fish Kitchen at 8879 W Pico Blvd with 16 interior seats and hours of operation from 11am to 12am daily; Case number ZA-2019-4071-CUB. (LUED080619-4)
- b. Discussion and possible action on revised proposal to build a 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. (A previous version of this project was originally presented to the SORO NC on December 04, 2018.) 48 of the units would be Senior Independent and 9 would be Assisted Living. The subject property is 28,272 square feet and is zoned [Q]R3-1-O with a 36-foot height limit. 113 parking stalls are located in 2 levels of subterranean garage. The application includes the following entitlement requests. (LUED080619-5)
 - 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.
- a. Discussion and possible action on the use of government-owned property at 2317 S Beverwil Dr. as the potential location of an off-leash dog park. (LUED080619-6)

I. Adjournment

Notes:

Special thanks to our official posting locations:

Demers & Associates, The Robertson Blvd Library, The Robertson Recreation Center, The Office of Councilmember Paul Koretz, Malcolm Brown Insurance Co., Hamilton High School, and the SORO NC and DONE websites.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website (soronc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact us via phone at (310) 295-9920 or via email at info@soronc.org.





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SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO.
SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (310) 295-9920.

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