



Land Use and Economic Development Committee Minutes

Tuesday, May 1, 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 6:38 p.m.

Board Committee Members Present: Susan Burden, Steve Cochran, Jon Liberman, Krystal Návar, Linda Theung

Community Committee Members Present: None

Committee Members Absent: Ken Blaker, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Ellen Lanet, Barry Levine, Victor Mitry, Marjan Safinia, Charlie Stein

Guests: N/A.

II. General Public Comment

None.

III. Unfinished Business

a. Draft meeting minutes of March 6, 2018 (Theung / LUED050118-1)

Krystal moved to approve the minutes. Linda seconded. **5-Y, 0-N, 0-A.**

b. Draft meeting minutes of April 3, 2018 (Návar / LUED050118-2)

Tabled until next month.

c. Discussion and possible action on issue involving dead street trees and tree stumps on Pico Blvd. Dead trees and stumps need to be removed. Presentation by concerned resident, Neal Shapiro. (LUED050118-3)

Resident Neil Shapiro presented. In 2000–2001, he arranged for trees to be planted on Pico, between La Cienega to Roxbury. Neil has been maintaining the trees—watering, monitoring, caring for—ever since. A number of the trees have since died. He is requesting the committee recommend to the General Board that they write a letter to compel the city to act on his previous requests to remove the dead trees and stumps. Krystal asked Neil about the previous requests he has made to get the trees removed. Jon asked how many dead trees or stumps needed to be removed. Neil said five to six. Jon provided additional information about the process of removing the trees. Krystal asked if he has reached out to Council member Paul Koretz's office. Neil said he would like the support of SORO NC when he goes to Kortetz's office. Linda motioned to recommend that the Board write a letter in support of removing the dead trees. Jon seconded. **5-Y, 0-N, 0-A.**

Doug Fitzsimmons
President

Ken Blaker
Vice President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
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IV. New Business

- a. **Discussion and possible action on proposed new 7-unit, 4-story, 12,000 square foot condominium building at 9806–9810 W Vidor Dr. The property is 5,974 square feet and is zoned [Q]R3-1-O with a 45-foot height limit. 9 bicycle parking spaces are provided and 16 parking spaces are located in a subterranean garage. (LUED050118-4)**

i. **TT-81344-CN; ENV-2018-286-EAF**

Project representative Sean Nguyen presented. The project meets zoning code and Q conditions. The existing building is a 4-unit apartment complex and is currently vacant. Jon asked about the financial impact if the committee requested the project provide more parking than what is proposed. Sean responded by saying that they are meeting the minimum parking requirements. Jon asked about the number of condominiums the developer has put up in the past year. Vidor Drive resident asked a question about parking. She asked what the developer will do to help alleviate new parking demands as a result of the new units. Sean noted the [Q] condition's requirement of an additional half parking space per unit. She asked about asbestos; and the representative noted that abatement will take place once the demolition permit is issued. Another resident asked about the approximate date of demolition. Sean said he does not know; best case is six to seven months from the day of the hearing. Another member of the public asked if the parking will be accessed from the alley or off of Vidor. Vidor Drive resident asked about the length of construction. Sean answered between 9 to 12 months. Linda asked if they are requesting any variances. Sean said the project is by-right. Linda moved to support the project. Jon seconded. **5-Y, 0-N, 0-A.**

- b. **Discussion on potential senior day care and retail building, topped with apartments and/or other compatible uses, at 8921–8927 W. Sawyer St. The property is approximately 16,000 square feet and is zoned C2-1VLCPIO with a 45-foot height limit and maximum 3 stories. Introduction by Michael Naim of Naim Associates, the architecture and development company tasked with conducting due diligence for the potential project.**

Representative was not present. Krystal moved to move this to the end of the agenda. Michael Naim did not show up. Tabled until next month.

- c. **Discussion of new Economic Development Subcommittees (EDSC) created to determine the feasibility of economic development on three primary SORO boulevards: South Robertson Blvd, Pico Blvd, and La Cienega Blvd.**

Jon presented a document for items to be considered. The document outlines a focus on all four economic development areas (EDAs). Krystal noted that the committee should possibly focus on one area, perhaps Pico. Steve noted that there needs to be more business involved in this project. He proposed that rather than focus on four distinct areas, we focus on an area that spans the radius of the Pico-Robertson intersection. Steve referenced Culver City as an example of a municipality that has done something similar successfully. Linda agreed with Steve's idea of focusing the radius around the Pico-Robertson intersection, but that the team should look at Culver City as a case study. Susan suggested Jon reach out to Jay Handal, who was involved in the revitalization of downtown Culver City to present to the committee. Jon agreed.



d. **Discussion and possible action on potential land use–related Neighborhood Purpose Grant (NPG). The fiscal year ends in June.**

Additional funds were available in the remainder of this year’s budget, and Krystal asked if there were any suggestions or proposals from the committee to make use of the available funds. Committee members did not have specific suggestions to spend the extra funds.

V. Adjournment

The meeting was adjourned at 7:39 p.m.