



Land Use and Economic Development Committee Minutes

Tuesday, August 7, 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 6:35 p.m.

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

Community Committee Members Present: None

Committee Members Absent: Ken Blaker, Susan Burden, 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

Barry announced a tutoring program at Shenandoah Street Elementary School that he runs. He is looking for volunteers to tutor kids from grades 3-5 in math and reading after school on Mondays. Interested individuals should contact him.

III. Unfinished Business

a. Draft meeting minutes of July 3, 2018 (Theung / LUED070318-1)

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

IV. New Business

a. Discussion and possible action on request for zone variance to reduce parking, maintain backup distance, and co-locate loading space for change of use from retail to 1,764 square foot Orthodox Jewish temple, Morry's Fireplace. The property is located at 9118 W. Pico Blvd.; ZA-2018-1666-ZV; ENV-2018-1667-EAF. (LUED080718-3)

Item moved to front of agenda due to a number of people in attendance to speak on this item. Project representative presented the project. Jon asked why the name of this organization is Morry's Fireplace. Land use consultant for Morry's Fireplace shared the history of the site dating back to the 1950s. Jon asked how many parking spaces were available when the property was acquired, and how many are there now. Seven spaces then, seven spaces now. Jon has concerns about the limited parking spaces should the property be used in a different manner later. Barry asked about the intention of starting a preschool or day school. No, per owners.

Doug Fitzsimmons
President

Ken Blaker
Vice President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
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Public comment: Resident on Oakhurst noted that they have not had an issue with Morry's Fireplace's loading area. Another resident noted that the loading area has not had an issue. Jon asked about who was informed about the public about the meeting. All said they got either a notice or saw a posting on the building. Ken asked about whether the space was rented out for other events. Owner said they do rent it out, but most of the time it is for services and not private events. Charlie said that this organization has not had any problems in its history, and that the committee has been supportive of such organizations in the past. Krystal motioned to support. Jon seconded. **6-Y, 0-N, 0-A.**

- b. Discussion and possible action on request for zone variance to allow the following. Subject property is located at 812 S. Robertson Blvd. and is proposed. Remodel to include ADA compliance and elevator to second floor. (LUED080718-2)**
 - i. A change of use from a 1,385 square foot office use, on the first floor, to a jewelry store, Excalibur Estate Jewelry, to sell estate jewelry (used goods) and wholesale. The property is zoned C2; however, the [Q] Condition limits the use to those permitted in the C1 zone. Both the sale of used goods and wholesale are not allowed in a C1 zone, but are allowed in a C2 zone.**
 - ii. A reduction in parking from the 8 total spaces required to 5 existing vehicle spaces and 8 new bicycle spaces (which replace 2 of the required vehicle spaces)**

Excalibur will be a brand-new business. Greg Taylor, zoning and land use consultant, representing Excalibur and the owner, presented. Ken said there's no new construction other than the elevator, why do we have to reduce the parking space? Greg said they are not reducing the parking; there are five there. Greg said that to meet the parking issue, they can limit the top floor to wholesale only. Wholesale or office should have the same building code occupancy. Krystal asked about the wholesale aspect of the businesses. Greg said that the wholesale business within the jewelry business will be similar to the retail business; it is not a warehouse that ships large amounts of goods. Jon asked about how new jewelry can be estate jewelry. Greg said that the store will also sell new jewelry: 50% estate, and 50% new jewelry. Linda asked about the conversion of the office space to a retail space. Greg noted that the office space can be used as retail space, although they will make the store ADA compliant. Krystal moved to support. Jon seconded. **6-Y, 0-N, 0-A.**

- c. Continued discussion regarding identifying potential properties along South Robertson on which to locate parking to support the economic development of South Robertson.**

Barry noted that a parking structure could be built at the 2512 S. Robertson lot. Krystal asked how we would approach such a project. Ken noted that the city avoids getting involved in such projects. Linda noted that the city has used eminent domain in South L.A. Discussion about the Bird scooter rules and creative ways to address the issues have that arisen.



V. Adjournment

The meeting was adjourned at 7:41 p.m.