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LUED Committee Agenda

Tuesday, December 04, 2018, 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

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)

IV. New Business

- a. Motion to approve 2019 LUED committee meeting schedule (Návar / LUED120418-4)
- 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 ENV-2018-5854-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 square feet of open space, (both private and common), is provided. (LUED120418-5)
- 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.
- 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.

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.

SORO NC Board members abide by a code of civility (soronc.org/civilitycode). Any person who interferes with the conduct of a Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting is subject to removal. A peace officer may be requested to assist with the removal should any person fail to comply with an order of removal by the Neighborhood Council. Any person who resists removal by a peace officer is subject to arrest and prosecution pursuant to California Penal Code Section 403.

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 (213) 978-1551.

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