



LUED Committee Minutes

Tuesday, January 10, 2017, 6:30 p.m.
Simon Wiesenthal Center, 3rd Floor
1399 Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:42 p.m.

Board Committee Members Present: Jon Liberman, Krystal Návar, Charlie Stein

Community Committee Members Present: Ellen Lanet, Linda Theung

Committee Members Absent: Michael Bitton, Ken Blaker, Michael Bloom, Susan Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Barry Levine, Victor Mitry, Marjan Safinia, Aimee Zeltzer

Guests: None.

II. General Public Comment

No general public comment. Committee member announcement: Ellen mentioned a discussion of a hotel on Pico and Robertson and a proposal by three City Council members to ban developer contributions to local politicians.

III. Old Business

- a. **Draft meeting minutes of December 6, 2016.**
Jon moved to approve the minutes; Charlie seconded. **Vote: 5-Y, 0-N, 0-A. Item approved.**
- b. **Update, discussion, and possible action on Department of City Planning's Proposed Ordinance to establish new R1 Variation Zones and a new Rear Detached Garage Supplement Use District (SUD). In addition to many other LA neighborhoods, the following SORO neighborhoods are affected: Lower Council District 5, Beverlywood, Crestview (within CD10) and Crestview (within CD5)**
Jon noted that, prior to this meeting, SORO NC has not taken a position on this issue. The neighborhoods that are affected are Beverlywood; Lower Council District (CD) 5, which includes Crestview; and Crestview (within CD10). Steve Chocron, resident within CD5, noted that the neighborhood was initially under the impression that the BMO would be 0.5 floor area ratio (FAR). At the time, Crestview CD5 (north of 18th Street) agreed to this. On December 7, 2016, the City stated that it was setting the 0.5 FAR and half-garage exemption if the garage is located at front, in addition to lowering the encroachment from 22 feet to 20 feet. Chocron noted that only part of CD5 is R1—other parts of CD5 are R2. Chocron asked that SORO take a position to zone CD5 R1V New, as adjacent neighborhoods have been. Chocron started a petition on Change.org with his neighbors and collected almost 300 signatures in support of R1V New. Vigal, a realtor in the area, noted that the size of families are growing, and that the community needs to accommodate bigger and newer homes. He noted that 0.45 FAR would be detrimental to real-estate values. Jon asked what affect R1V New will have on current homeowners. Jonathan Brand of CD5 supports CD5 to be zoned as R1V New. He noted that it is important that CD5 is considered part of one

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cohesive neighborhood. He said that Crestview should be on par with adjacent neighborhoods Beverlywood and Cheviot Hills, who would be 0.5 FAR. Howard Witkin, from CD10, said that his neighborhood has R1, R2, and RG zoning, the latter being the most restrictive. He supports R1V New. His block of 1800 Preuss is located on a hill, and R1V2, as proposed in the BMO, would create strict limits of what could be built on that street because of limited access points. Lauren Gans, of North Beverlywood Adjacent, is in support of R1V New. She noted that property values are in danger of being compromised if the zoning does not conform to the neighborhoods of which North Beverlywood adjacent are part. Mark Tretell, Alex [no last name provided] also of North Beverlywood Adjacent, were also in support of R1V New. From South Beverlywood Adjacent, Betty Tang was in support of R1V New. From Castle Heights, Bill McBlaine asked about the time frame of implementing the final zoning decisions; answer is that different neighborhoods are at different stages of the zoning process. Marlene Witkin and Christina from North Beverlywood Adjacent expressed their support of R1V New. Public comment was closed. Jon asked what the mansionization opponents think. Public offers that even the most ardent anti-mansionization supporters/neighbors agree with the R1V New zoning. Ellen noted that most families have been living in smaller houses for years and that the character of the neighborhood may be compromised with R1V New. Linda asked about so-called ugly houses, and if neighbors would be OK living next to a house they considered to be ugly that was built under R1V New. Public says that if it conforms to R1V New, it is within code. Charlie moved to submit a recommendation to the SORO board that all four sections—CD5 (which includes North and South Beverlywood Adjacent), Crestview (within CD10), and Crestview within CD5—in addition to a line item for the 1800 block of Preuss, to be designated R1V New. Jon seconded. **Vote: 4-Y (Jon, Krystal, Charlie, Linda), 1-N (Ellen), 0-A. Item approved.**

IV. New Business

- a. **Discussion and possible action on Mr. C's Hotel's alleged violation of the following condition of approval stipulated in the Determination Letter for the two wall signs on the westerly side of the hotel: "All messages displayed shall pertain to use of the subject site as opposed to an Off-Site Sign..."**

Krystal sent an email to the manager of the hotel, the press office, and the group that owns Mr. C about the alleged violation. Sam Jagger, general manager of Mr. C, recommended to meet over lunch to discuss the sign. Krystal moved to table this item to next month until after the meeting with Mr. Jagger. Charlie seconded. **Vote: 5-Y. Item tabled.**

V. Adjournment

The meeting was adjourned at 8:44 p.m.