



LUED Committee Minutes

Tuesday, April 4, 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 6:34 p.m.

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

Community Committee Members Present: Ellen Lanet, Linda Theung

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

Guests: None

II. General Public Comment

No public comment.

III. Old Business

a. Draft meeting minutes from March 7, 2017

Jon moved to approve minutes; Charlie seconded. **Vote: 8-Y, 0-N, 0-A. Item approved.**

b. Update and discussion on Mr. C Hotel's two wall signs

Jon remarked that Mr. C's caveated language at the bottom of the signs—that they relate to an event hosted by the hotel—makes the signage compliant. Jon moves to approve item. Linda seconds. No objections. Krystal remarks that we should keep an eye out for the sign to make sure it continues to be compliant. **Vote: 8-Y, 0-N, 0-A. Item approved.**

IV. New Business

a. Discussion and possible action on proposed 6-story, 112-guest-room hotel project at 1434-1450 S Robertson containing 73 parking spaces located on the ground floor and in a subterranean garage. The requested entitlements include a zone change from C2-1-O to RAS4-1-O, a Zoning Administrators Adjustment for reduced side yards from 5 feet to 1 foot, and a Conditional Use Permit to allow a hotel within 500 feet of an R zone. (LUED040417-3)

Eric Lieberman, project representative, presented the drawings for the hotel, which abuts an alley just off Pico and next to the Walgreens on the corner of Pico and Robertson. The zone change requested in the entitlement application permits an increased floor area, which allows the building to fit the same amount of square feet in less stories than otherwise permitted. Current zoning permits unlimited height. Community member states that the area would be helped by having a hotel such as this one, and that jobs and economic development will be enhanced. Hotel does not have meeting rooms nor convention spaces. Ellen asked about possibility of a drop-off on the side of the alley, and is concerned about the addition of curb aprons, which will have a negative effect on pedestrian traffic. Michael asked about the elevation of the pool area and if there will be visibility from the street. Ellen stated that the area

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needs hotels, but continued to express concern about the driveway cutouts, the pedestrian access point off Robertson, and if there is pedestrian access across the front parking area to the hotel. She suggested pedestrian access should be integrated into the entrance to lobby from Robertson. Architect agreed and noted that this can be accommodated. Public comment: Aimee and Diana live in the building that will be demolished and expressed concern the project will add to traffic in the area. They queried about the traffic-impact statement. They also asked about the relocation fee per City of Los Angeles Housing + Community Investment Department requirements. Community member Bill stated that he is against the building of the hotel and advocated for sticking with the code. Another community member supported the project; he stated that the hotel will spruce up the area. Another community member has been a business owner on that block that will be demolished for 30 years. She asked the building owner about how much notice she and other business tenants will get before they have to relocate. Committee comment: Charlie stated that he does not think pedestrian access is a major issue. Jon suggested extra subterranean parking. Ellen requested a revised site plan with enhanced and better-integrated pedestrian access. Krystal agreed, stating that the pedestrian walkway should be addressed before the committee can recommend the project to the SORO board. Jon motioned to approve the project with three conditions: That the owners (1) comply with the requirements to tenants per the Ellis Act, (2) provide sufficient notice to business tenants about when they need to relocate, and (3) revise the plan to better integrate pedestrian access. Ken seconded the motion. Member of the community suggested that the committee put off the vote until next month's meeting. Ellen did not want to approve for board consideration without seeing the revised drawings and asked for the site plan to be presented to the board. The vote proceeded. **Vote: 7-Y, 1-N, 0-A. Item approved.**

V. Adjournment

The meeting was adjourned at 8:22 p.m.