



Land Use and Economic Development Committee Minutes

Tuesday, May 5, 2017; 6:30 p.m.
Simon Wiesenthal Center
1399 Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Jon Liberman called the meeting to order at 6:30 p.m.

Board Committee Members Present: Ken Blaker, Michael Bloom, Steve Chochron, Jon Liberman, Linda Theung

Community Committee Members Present: Ellen Lanet

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

Guests: None.

II. General Public Comment

Two members of public wish good health to all and member of public supports it.

III. Old Business

- a. **Draft meeting minutes of April 4, 2017 (Theung / LUED050217-1)**
Defer to next meeting. Not yet posted online.
- b. **Volunteer representative to attend monthly Land Use and Planning Committee meeting of the Westside Regional Alliance of Councils (WRAC), held the first Sunday of each month from 9:00 to 10:30 a.m.**
 - i. **Held at West L.A. Municipal Building, 1645 Corinth Avenue, Los Angeles, CA 90025)**
Jon suggests that Krystal should be our representative if there are no volunteers. Michael volunteers. Jon and Michael to alternate appearance at meetings.

IV. New Business

- a. **Discussion and possible action on proposed mixed-use, 4-story, 65-unit apartment building including a ground-level 9,966 square foot banquet hall and 3 levels of subterranean parking at 9300-9326 W Pico Blvd. Of the 65 apartments units, 58 would be market rate and 7 would be very low income. On-menu, density-bonus incentives are proposed: a reduction in required parking, a height increase of 11 feet, and an FAR increase from 1.5:1 to 3:1. (LUED050217-2, -3, and -4) i. Case Number ENV-2014-4941-CE**

Jacques Mashih, architect, presented project. Said zoning allows the project. Ellen asked if there is parking access from the alley. Architect clarified that there is a drop-off zone on the side of the building off Pico and that there are no patios on Pico. Space is still to be determined; architect will determine spaces later in project; Marvin Markowitz (owner) has not yet determined the layout. Ellen voiced concern about quality of life. Ken queried about parking

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and timing of construction. Markowitz said construction should start middle of 2018, but that he is still accepting reservations through next year through June at the Mark. No request for committee to prepare recommendation.

- b. **Discussion and possible action on proposed Conditional Use Permit to allow the sale and service of beer and wine only for on-site consumption in conjunction with the operation of an existing 1,702 square foot full-service restaurant, Got Kosher, with 26 indoor seats and a 207 square foot patio with 16 outdoor seats at 8912-8914 W Pico Blvd. Hours of Operation are from 9am to 12pm daily. (LUED050217-5) i. Case Number ZA-2014-3298-CUB / ENV-2014-3299-MND-REC1**

Alex Campbell with Art Rodriguez and Associates presented. Owners figured out parking situation. They returned to present from the initial presentation before the committee two years ago. Jon questioned possible restrictions on alcohol consumption on the zone. Everyone else is fine with it as-is. Ken made motion to accept as-is. Michael seconded. **Vote: 7-Y, 0-N. Item approved.**

V. Adjournment

The meeting was adjourned at 8:34 p.m.