



# LUED Committee Minutes

Tuesday, December 5, 2017, 6:30 p.m.  
Simon Wiesenthal Center, 3rd Floor  
1399 S. 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, Barry Levine, Carlo Matricardi, Krystal Návar, Charlie Stein, Linda Theung

**Community Committee members present:** Ellen Lanet

**Committee members absent:** Michael Bitton, Michael Bloom, Susan Burden, Steve Chocron, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Jon Liberman, Victor Mitry, Marjan Safinia

**Guests:** None

## II. General Public Comment

- a. **Barry:** Motioned to move item IV(b) (IV[a] below) to the top of the agenda.

## III. Unfinished Business

- a. **Draft meeting minutes of November 14, 2017 (Theung/LUED120517-1)**  
Krystal moved to approve. Linda seconded. **Vote: 6-Y, 0-N, 0-A. Item approved.**
- b. **Update, discussion, and possible action on the creation of Business Improvement Districts on Pico, La Cienega, and Robertson.**  
Krystal moved to table the discussion until January, since Jon was not present at the meeting. Linda seconded. **Vote: 6-Y, 0-N, 0-A. Item approved.**

## IV. New Business

- a. **Discussion and possible action on proposed Accessory Dwelling Unit (ADU) at 2630 S Bedford St (Case number ZA-2017-3454-ZAA) that includes the following requests. (LUED120517-3)**
- i. 10% increase to Residential Floor Area
  - ii. 10% increase in height of encroachment plane
  - iii. Demo 544 square feet accessory structure
  - iv. Add 223 square feet to existing 177 square feet garage
  - v. Add 1,963 square feet of residential area
  - vi. Convert existing 375 square feet residential area to ADU

Barry voiced his support the project. The homeowner and her representative presented the project. Through the requested entitlements, the homeowner's intent was to build a main house in the rear yard and convert the existing primary residence to the accessory dwelling unit. Linda asked about how the existing accessory structure is being used and how the owner arrived at this solution for her site. Ellen expressed concerns about the spirit of the project, namely about the way the ADU code was being used in this scenario. Krystal stated that she does not support the various requests in order to build an accessory structure in the rear yard that is larger than what would normally

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be allowed if following the rules and intent of the ADU ordinance. She does not want to set a precedent for skirting the ADU rules, particularly in a single-family neighborhood. However, she stated that she would be open to reviewing an alternate solution for this site that was more in line with the intent of the ADU ordinance. Krystal moved to oppose the project. Charlie seconded. **Vote: 3Y-1A-2N. Motion passed.**

**a. Motion to approve 2018 LUED committee meeting schedule (Návar/LUED120517-2)**

All committee members agreed to the proposed dates (first Tuesday of the month), with adjustments to the following dates:

January 9 (alternate)

October 9 (alternate)

November 13 (alternate)

Charlie moved to approve. Krystal seconded. **Vote: 6-Y, 0-A, 0-N. Item approved.**

**V. Adjournment**

The meeting was adjourned at 7:17 p.m.