



LUED Committee Minutes

Tuesday, December 06, 2016 6:30pm
Simon Wiesenthal Center, 3rd Floor
1399 S. Roxbury Dr., Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:40pm.

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

Community Committee Members Present: Ellen Lanet

Committee Members Absent: Michael Bitton, Michael Bloom, Sue Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Victor Mitry, Marjan Safinia, Linda Theung, Aimee Zeitzer

Guests: None

II. General Public Comment

No public comment. Committee member announcement: Barry informed the committee that the Transportation Committee is working on developing a plan for a bike path route through SORO, connecting the Exposition Expo Line bike path to Century City. Ellen informed the committee that the large signage hung on the side of the Mr. C Hotel is being used as advertising, where it should only be used to display hotel-related content. Ken is to look into the history of the hotel's application for signage and the General Board's position taken during a meeting earlier in 2016. This item will be placed on the next LUED committee agenda. We will invite a representative from the Mr. C Hotel to attend.

III. Old Business

- a. **Draft meeting minutes of November 01, 2016**
Jon moved to approve the minutes; Ken seconded. **Vote: 5-Y (Ken, Jon, Barry, Krystal, Charlie), 0-N, 1-A (Ellen). Item approved.**

IV. New Business

- a. **Motion to approve 2017 LUED committee meeting schedule**
Charlie moved to approve the schedule with one amendment: to change the August meeting date from the 1st to the 8th. Ellen seconded. **Vote: 6-Y, 0-N, 0-A. Item approved.**
- b. **Discussion and possible action on 2-home small lot subdivision at 3129 Helms Ave; AA-2016-1497-PMLA-SL; ENV-2016-1498-CE**
The applicant, Angela Asali, described her efforts in vain to reach the Helms Neighborhood Association for input on the project. She knocked on the doors of neighbors to introduce her project to them and received 21 signatures of support. Angela also described that the side yard setback was revised to 5 feet to comply with the Small Lot Subdivision ordinance, as requested at the November LUED meeting. The rear yard was also reduced to 12 feet from 15 feet, although only a 10-foot rear yard is required per the ordinance. The other applicant, David Asali, presented revised renderings to the committee. Ellen asked how big each home is. Angela responded that they are each

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approximately 1,800sf. Jon asked how big the average home in the neighborhood is. Angela responded that the older single-family homes in the neighborhood are approximately 1,700sf, while the duplexes are approximately 2,000sf, and the apartment buildings are much larger at 4,000sf. No public comment. Barry clarified that there are no variances being requested and that the applicants are asking for a letter of support. Jon moved to support the project; Charlie seconded. **Vote: 5-Y (Ken, Jon, Barry, Krystal, Charlie), 0-N, 1-A (Ellen). Item approved.**

c. **Discussion and possible action on Department of City Planning's Proposed Ordinance to establish new R1 Variation Zones and a new Rear Detached Garage Supplemental Use District (SUD) as follow up to Interim Control Ordinance 183,497 and 184,381.**

New R1 variation zones are being proposed for many neighborhoods throughout Los Angeles. The neighborhoods within SORO that are affected are Beverlywood, Lower Council District 5, and Crestview. Three members of the community spoke during public comment. Steve Chocron, a resident of Crestview within CD 5, commented that SORO has already provided a Community Impact Statement (CIS) in regards to the Baseline Mansionization Ordinance (BMO) affecting all single-family zones in Los Angeles, supporting a .5 FAR and a full exemption for the garage square footage regardless of garage location. PLUM recommended a .5 FAR, 22-ft start of the encroachment plane, and a full garage exemption at their hearing. Steve recommends that SORO prepare a recommendation regarding the proposed R1 variation zoning. Steve also explained that Crestview CD 5, per approximately 100 signatures collected in a petition, wanted to be part of the BMO, rather than be lumped in with the menu zoning of Crestview CD 10. This request went before the Planning Commission on Nov. 10th and was approved. PLUM is next to review the R1 menu zoning. Maxine Marks, a resident of Lower Council District 5, also spoke. She commented that Lower Council District 5 is comprised of such diverse neighborhoods and that one zone for the entire area does not make sense. She would like her neighborhood, Beverlywood Adjacent North, to be separated out from Lower Council District 5. David Homami, also a resident of North Beverlywood Adjacent, also spoke. Beverlywood has been approved for R1V New. He and Maxine would like North Beverlywood Adjacent to also be R1V New. David requested that SORO recommend to the Planning Commission that North Beverlywood Adjacent be zoned R1V New. Jon commented that the public comment at tonight's meeting only represents one side of the argument. He requested this topic be placed on the January committee agenda and advertised on the Facebook and Nextdoor websites to open the discussion to other community members. Charlie agreed that this should be placed on the next agenda, advertised, and announced at the next General Board meeting. Ken inquired as to the average lot size of R1 lots in North Beverlywood Adjacent. Krystal thanked the community members for speaking and prompting the LUED to engage in this issue and agreed that this item should be placed on the next LUED agenda.

V. Adjournment

The meeting was adjourned at 8:05pm.