



# Land Use and Economic Development Committee Minutes

Tuesday, August 5, 2014 7:00 pm

Wiesenthal Center, 3rd Floor  
1399 Roxbury Drive, Los Angeles, CA 90035

## I. Call to Order and Roll Call

Chair Terrence Gomes called the meeting to order at 7:12 pm.

**Board Committee Members Present:** Terrence Gomes, Victoria Martin, Elizabeth Billet, Susan Burden, Beth Hirsch, Leo Portal, and Jon Liberman (joined at 7:44 pm).

**Community Committee Members Present:** Ellen Lanet.

**Committee Members Absent:** Aimee Zeltzer, Victor Mitry, and Barry Levine.

**Guests:** Simon Kerendian.

## II. General Public Comment

There was no general public comment.

## III. Old Business

### a. Approval of Minutes.

Approval of minutes from July 1, 2014 meeting is tabled to September 2, 2014 meeting since minutes have not been received from Committee Member Victor Mitry.

### b. Review of Community Outreach from Applicant for Type 86 Liquor License for Ralph's 9616 W Pico Blvd., Los Angeles, CA 90035.

Terrence Gomes stated that there are two positive comments from stakeholders who reside behind Ralph's who are in support of the Type 86 Liquor License for Ralph's at 9616 W Pico Blvd and no negative comments from the community thus far.

Terrence Gomes brought up the idea of electronic device to check identification at Ralph's and the Committee drafting a letter in favor of the electronic device and recommending support of the Board.

As an aside, Elizabeth Billet brought up meeting pre-presentation requirements to give to petitioners and to Committee members in advance of the next Committee meeting.

### c. Appointment of Vice Chair for LUED.

There was some Committee discussion about appointing two vice co-chairs as opposed to one vice chair. Leo Portal had submitted a biography via e-mail to Terrence Gomes on August 5, 2014 to be considered for the vice chair seat either as vice-chair or vice co-chair. Ellen Lanet mentioned that at the last Committee meeting candidates for the vice chair seat were to submit their biography via e-mail to Terrence Gomes within that week to be considered for the seat. Jon Liberman stated that Victoria Martin and Aimee Zeltzer complied and sent their biographies within that

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week, but that Aimee Zeltzer eventually withdrew her nomination. There was some disagreement over the deadline to be considered for vice-chair and whether it was known to all Committee members. Elizabeth Billet stated that if there is going to be a second vice-chair seat that there may need to be appropriate notification to the community. Jon Liberman called the question to end discussion.

Ellen Lanet made a motion to vote for Victoria Martin or Leo Portal for vice-chair. Ellen Lanet withdrew her motion.

Susan Burden stated that she did not receive any emails from Terrence Gomes with biographies.

Jon Liberman made a motion to appoint Victoria Martin as Vice Chair and Elizabeth Billet seconded the motion.

**Vote: 6-Y (Victoria Martin, Jon Liberman, Elizabeth Billet, Terrence Gomes, Susan Burden, Ellen Lanet), 0-N, 2-A (Leo Portal, Beth Hirsch). Item approved.**

#### **d. Update on Restaurant Mapping of Pico, Robertson, La Cienega**

Ellen Lanet, Chair of Restaurant Mapping Subcommittee, provided an update on the restaurant mapping. Five restaurants have been cited on Pico Boulevard within two blocks of Robertson Boulevard. Ellen Lanet talked to Aimee Zeltzer, subcommittee member, who stated that three restaurants spoke with her and provided some information. 8 chairs are allowed per restaurant, \$125 per chair plus a sanitation fee. There can be no wait service outside. Terrence Gomes advised Ellen Lanet to speak with Shawn (Bayliss?) and report back. Elizabeth Billet requested a written report on this from Ellen Lanet with a detailed survey and maps.

### **IV. New Business**

#### **a. Discussion and possible action for the development of SB 1818, bonus density, 56 foot, 5 story, 21 unit residential building 1109-1117 Cardiff Avenue.**

Applicant Contact, Simon Kerendian, of Cardiff Projects presented SB 1818, a 56 foot, 5 story residential building with 21 units. The proposed development is located at 1109-1117 Cardiff, which is north of Pico Boulevard. The architect is Charles Heffner. The development is zoned as a multi-family building (R-3) and it is a 5 story building. Applicant Contact Simon Kerendian stated that by right the development is entitled to 15 units + 6 density bonus units, which is 21 units total. The development will provide parking both subterranean and in the alley. There will be 2 parking spots per each 2 bedroom unit. There are 17 two bedroom units and 4 one bedroom units. There is a gym on the front level and roof deck with landscaped sitting areas. There are two stairwells that go up and 10 foot setbacks. These units will be rental apartments and not for sale.

Elizabeth Billet asked Applicant Contact Simon Kerendian why he chose that particular location. Applicant Contact Simon Kerendian replied that it is an area that is in demand and thinks the building fits in with the neighborhood because it is zoned as R-3, multi-family unit.

Terrence Gomes mentioned that a single family home and a triplex are directly facing the proposed development. Terrence Gomes asked Applicant Contact Simon Kerendian if there are similar properties like the proposed development in SORO. Applicant Contact Simon Kerendian stated that there are similar developments nearby in Beverly Hills. There was Committee discussion about potential roof parties that may occur because of the roof top deck. Terrence Gomes stated that the fire code restricts assemblies of people higher than the second floor. Applicant Contact Simon Kerendian said that the roof deck is going to be broken down with landscaping so that large assemblies of persons on the roof deck will be unlikely to occur.



Applicant Simon Kerendian stated that the project is by right, but said the City had requested that he send SORO NC a packet. Elizabeth Billet asked if there is anything the Committee can negotiate. Applicant Simon Kerendian said that “comments from the Committee that make sense” will be taken into account.

Leo Portal asked for renderings of the side elevations, which the Committee doesn't have. Ellen Lanet stated that the current renderings are missing a roof plan and that architects usually have a roof plan. Terrence Gomes asked if Applicant Contact Simon Kerendian is getting a variance to have the elevator shaft up. Applicant Contact Simon Kerendian did not reply.

[Committee Member Jon Liberman enters the room at 7:44 PM.]

Terrence Gomes confirmed that the proposed development is 21 units. The units will be rent controlled between \$2400-\$2500 per month for a 2 bedroom unit and \$1800 for per month a 1 bedroom unit. 2 units out of the 21 unit are for low income persons at \$800-\$900 per month and can accommodate 4 people.

Leo Portal asked if there are special considerations to have the garbage bins picked up out back. Applicant Contact Simon Kerendian stated that the are plans to widen the alley 14-16 feet to accommodate the garbage bins.

Terrence Gomes asked regarding the utilities, specifically gas meters, and if they are visually appealing. Applicant Contact Simon Kerendian stated that they will be on the side of the building, recessed, and not visible from street.

Leo Portal asked that Applicant Contact Simon Kerendian that for future renderings if materials used can be indicated in the description.

Terrence Gomes asked that Applicant Contact Simon Kerendian to send the drawings in ahead of time.

Elizabeth Billet stated that the Committee should walk the area of the proposed development to see the degree which it fits in with the area.

Applicant Contact Simon Kerendian stated that Committee can go to google and do a street view.

Ellen Lanet requested that Applicant Contact Simon Kerendian bring floor plans and dimensions for the next Committee meeting on September 2, 2014.

Ellen Lanet asked Applicant Contact Simon Kerendian for packages more than 3 days prior to the Committee meeting so members have time to review everything and said that 2 weeks is sufficient.

[Applicant Contact Simon Kerendian left the meeting at 8:25 pm]

Ellen Lanet mentioned the 2 1/2 feet elevator and the need for a variance and that Applicant Contact Simon Kerendian didn't tell the Committee about the need for a variance.

Ellen Lanet stated that there needs to be a checklist for developers at beginning of presentation and that the Committee should ask specific questions at beginning of presentation such as what variance are you requesting, if any, and the reason why you are here.

Terrence Gomes asked if Doug Fitzsimmons had set up the page for LUED Committee yet. Ellen Lanet stated that he has not.

Ellen Lanet mentioned that she wants to review applicant's pre-presentation list.



**b. Discussion and possible action for the development of a SB 1818, bonus density, 56 foot, 5 story, 19 unit residential building, 1058-1064 S Holt Ave.**

Discussion was tabled to September 2, 2014 meeting due to lack of renderings.

**c. Discussion of AB 1147 Massage Parlors in the SORO NC area.**

Beth Hirsch discussed the proposed bill, AB 1147, and provided background on SB 731 and the unintended consequences of SB 731. Beth Hirsch discussed how the City and LAPD are not currently able to regulate massage establishments, specifically illicit massage establishments that are negatively impacting our community due to SB 731. AB 1147 would fix the unintended consequences of SB 731. Jon Liberman asked what the call for action is. Beth Hirsch stated that she would like an opportunity to present this before the SORO NC Board with a motion to support AB 1147. Ellen Lanet is in favor of this going before the entire SORO NC board. Beth Hirsch stated that there are eight allegedly suspicious and illicit massage establishments within SORO. The LAPD is not able to investigate. Elizabeth Billet stated that there is a difference between licensed professionals and people who have bad motives and that the state regulates professionals. Beth Hirsch stated that this bill restores the power to regulate these establishments back to the State.

Leo made a motion in support of AB 1147 and Jon Liberman seconded the motion. There was some ongoing discussion.

Terrence Gomes called the question in favor for the SORO NC to support AB 1147.

**Vote: 6-Y (Leo Portal, Jon Liberman, Victoria Martin, Terrence Gomes, Ellen Lanet, Beth Hirsch), 0-N, 2-A (Susan Burden, Elizabeth Billet). Item approved.**

**d. Discussion of policies and procedures for the LUED committee.**

Discussion was tabled to September 2, 2014 meeting.

**e. Discussion of new Board training and orientation for land use.**

Discussion was tabled to September 2, 2014 meeting.

**V. Adjournment**

The meeting was adjourned at 8:40 pm