



# Land Use and Economic Development Committee Minutes

**Tuesday, December 4th, 2012, 7:00pm**

*Meetings end at 8:30pm unless the committee votes to end earlier or extend the time*

Simon Wiesenthal Center (Pico and Roxbury)

1399 S. Roxbury Dr. 3<sup>rd</sup> floor, Los Angeles, CA 90035

## I. Call to Order & Roll Call

Co-chair Terrence Gomes called the meeting to order at 7:00 pm

LUED Committee Members Present: Bette Billet, Michael Bloom, Ellen Lanet,  
and Victor Mity

## II. General Public Comment

## III. Old Business

## IV. New Business

a. Discussion and possible action for a variance 9040 W. Pico Blvd. Adas Torah Temple requests a variance for reduced parking.

Adas Torah Temple is requesting a letter of support to the ZA for their project. David Moss (president of David Moss & Associates, Inc.) represented Adas Torah, an orthodox Jewish synagogue is seeking a zone variance to (i) reduce required parking from 113 to 8 spaces and (ii) continue to have reduced back up space for cars exiting the southerly parking area for the adaptive reuse of the former Victory Furniture building located at 9040 W. Pico Blvd. – The authority of the ZA approval will be based on the strict no- drive rules pertaining to Sabbath and high holidays. Will double 2 of the parking spaces as a loading zone space. Applicant is the owner of the property. Architect Charles Alexander AIA from HLW was present for Adas Torah.

The existing one story, 12,000 sq ft building on five parcels totaling 19,223 sq ft will increase to approximately 15,000 sq ft for the building footprint while maintaining the one story height. A planned warming kitchen of approximately 400 sq ft is included within the building footprint. Parking in the front yard along Pico will be eliminated in order to create an open area courtyard with a perimeter enclosure. Parking accessed from the alley to the south will be maintained. The secured main entrance will be accessed from Pico blvd with no walk ins permitted. There is no need for signage, but will have donor identification signage on the perimeter enclosure.

Adas Torah seeks to relocate its existing neighborhood-serving synagogue in the shortest possible time from the Beverlywood area to the Pico Robertson area. The synagogue has approximately 115 member families - predominantly young couples with young children totaling approximately 460 people. The growth plan is projected to increase from 115 families to 180 families in the next 3-5 years. They conducted outreach in a radius mailing consisting of 471 mailers. Construction could start as soon as Spring 2013 if the outreach and entitlement process is well received.

Everyday morning Services are from 6:30 to 7:30am. They will have 3 full time staff at the facility. The Synagogue will generally be empty from 9:00am to 5:00 pm M-F.

Bette Billet moved to table the motion to move with support to the NC full board. Terrence Seconded the motion. Unanimous "Yes" vote to table until next LUED

**Doug Fitzsimmons**  
President

**Brian Kite**  
Vice-President

**Terrence Gomes**  
Treasurer

**Beth Ryan**  
Secretary

**South Robertson  
Neighborhoods Council**

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January 8<sup>th</sup> meeting. Bette would like to see a broader base of community outreach. Ellen is requesting a radius map of their parishioners and had a concern about the height of the wall on the perimeter. Adas Torah to bring evidence of outreach and the map to the January 8<sup>th</sup> meeting.

b. Discussion and possible action of local land use issues facing the SORO neighborhood - Tabled

c. Discussion of policies and procedures for the LUED committee - Tabled

d. Selection of Co-Chairs for the LUED Committee - Tabled

## **V. Adjournment at 9:15 pm**

### **Notes:**

*All members of the public are encouraged and invited to attend.*

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#### *Special thanks to our official posting locations:*

Demers & Associates, the Robertson Blvd Library, the Robertson Recreation Center, the Office of Councilmember Paul Koretz, Malcolm Brown Insurance Co., Hamilton High School, and the SORO NC and DONE websites.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website (soronc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact us via phone at (310) 295-9920 or via email at info@soronc.org.

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Translators, sign language interpreters, assistive listening devices for the hard of hearing and/or other auxiliary aids/services are available upon request. To ensure the availability of services, please make your request at least three (3) working days before the scheduled date. If you have any questions regarding this notice, please call (213) 978-1551.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (213) 978-1551.