



Motion to support requested Conditional Use Permit (CUP) at 8817 W Cashio St

Agenda Item: GB032819-4
Date: March 28, 2019
Proposed By: LUED Committee
Include motion in Consent Agenda? No

Background

The project applicant and representative presented this request for a Conditional Use Permit (CUP) to the Land Use and Economic Development (LUED) committee at their March 05, 2018 meeting. The applicant's request is for a CUP to allow the continued use of an open parking lot in the R1V2-O zone at 8817 W Cashio St. The property was previously used as parking and storage area for the Petco next door at 1475 S Robertson Blvd. Petco is no longer in that building and the applicant is planning to build out that building as a preschool (not part of this application). The lot on Cashio would be cleaned up from its current state and continue to be used as a parking lot for the preschool staff.

The applicant noticed property owners and tenants within 500 feet of the property for the LUED meeting. A handful of neighbors attended the meeting to speak about the application. The main concern was that the parking lot is full of trash and is used as a sleeping area by homeless individuals. Neighbors were concerned that if the applicant added a fence and gate around the property, it would allow a more private spot for the homeless individuals to camp, exacerbating the issue. The applicant was open to removing the gate or altering the fence design in some way and exchanged contact information with the immediate neighbor.

The committee recommended the applicant reach out to nearby synagogues to allow them to use their main parking lot on Pico during evening hours when the preschool is closed. Throughout the entire discussion, the applicant was open to suggestions from both the neighbors and the committee and was committed to being a good neighbor in return.

Proposed Motion

Submit a letter in support of the application to City Planning Department staff Rony Giron (rony.giron@lacity.org) to be included in case file for the Conditional Use Permit (CUP) at 8817 W Cashio St; ZA-2018-7132-CU; ENV-2018-7133-CE.

Considerations

Committee review:
(highly recommended)

Votes For: 4

Against: 0

Arguments for:

Cleaning up the lot and having it used daily by preschool staff will discourage

Arguments against:

The property is zoned for single family use, not for commercial or parking.

Krystal Návar
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Martin Epstein
Secretary

Charlie Stein
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folks from using the lot as a sleeping or dumping area.

The property is already used as a parking lot and will continue to be used as parking for a new preschool.



Rony Giron
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

29 March 2019

Re: Case Number ZA-2018-7132-CU; ENV-2018-7133-CE

Dear Ms. Giron:

I am writing on behalf of the South Robertson Neighborhoods Council (“SORO NC”) to comment on the requested Conditional Use Permit (CUP) at 8817 W Cashio St.

At a duly-noticed meeting of the General Board on March 28, 2019, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant’s application be approved. The requested CUP would allow the continued use of an open parking lot in an R1V2-zoned lot. The lot, previously used by a pet food chain store, was not maintained and was used to dump trash and as a sleeping area for homeless individuals. The applicant plans to clean up the lot from its current state and to use it as a parking lot for staff of a new preschool that will take over the building formerly occupied by the pet food chain store. This will be a welcome addition to our community.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Charlie Stein
Corresponding Secretary, South Robertson Neighborhoods Council

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Krystal Návar, President, South Robertson Neighborhoods Council

Krystal Návar
President

Ken Blaker
Vice-President

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Motion to support Haul Route at 9514 W Monte Mar Dr

Agenda Item: GB032819-5
Date: March 28, 2019
Proposed By: LUED Committee
Include motion in Consent Agenda? No

Background

The project architect presented this proposed haul route to the Land Use and Economic Development (LUED) committee at their March 05, 2019 meeting. The applicant's request is for a Categorical Exemption for a haul route for the export of 1,250 cubic yards of dirt to build a new house and pool to replace the existing house at 9514 W Monte Mar Dr.

The applicant noticed residents within 300 feet of the property for the LUED meeting. One immediate neighbor attended and provided the committee with a list of concerns and questions, not directly related to the haul route, but related to the onsite construction. For example, one concern raised was related to the structural integrity of her home during the excavation phase for the new home. Committee members recommended she and the architect discuss her concerns after the meeting and to exchange contact information for future communications.

Proposed Motion

Submit a letter in support of the application to City Planning Department staff Steve Wechsler (steven.wechsler@lacity.org) to be included in case file for the haul route for 9514 W Monte Mar Dr; ENV-2018-6770-CE.

Considerations

Committee review: <i>(highly recommended)</i>	Votes For: 4	Against: 0
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Arguments for:

Arguments against:

Dirt hauling is a necessary, but temporary, inconvenience for new construction. Dump trucks are messy.

Krystal Návar
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Ken Blaker
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Jon Liberman
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Martin Epstein
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Charlie Stein
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Steve Wechsler
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

29 March 2019

Re: Case Number ENV-2018-6770-CE

Dear Mr. Wechsler:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed haul route for the export of 1,250 cubic yards of dirt to build a new house and pool to replace the existing house at 9514 W Monte Mar Dr.

At a duly-noticed meeting of the General Board on March 28, 2019, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's application be approved. Dirt hauling is a necessary, but temporary, inconvenience. The applicant's representative demonstrated a willingness to listen to and try to mitigate the immediate neighbor's concerns.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Charlie Stein
Corresponding Secretary, South Robertson Neighborhoods Council

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Krystal Návar, President, South Robertson Neighborhoods Council

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Motion to support 29-unit TOC apartment building at 1444-1450 S Rexford Dr

Agenda Item: GB032819-6
Date: March 28, 2019
Proposed By: LUED Committee
**Include motion in
Consent Agenda?** No

Background

The project team presented this proposed 29-unit apartment building to the Land Use and Economic Development (LUED) committee at their March 05, 2019 meeting. The applicant's entitlement request is for a Tier 3 TOC (Transit Oriented Communities) apartment building. 3 units will be set aside as Extremely Low Income affordable housing. The remaining 26 units will be market rate units. The incentives utilized include reduced side yard and increased height.

(The TOC program, a result of Measure JJJ passed by voters in 2016, encourages developers to build more affordable housing and to locate said housing near transit.)

The subject property, located at 1444-1450 S Rexford Dr, on the east side of Rexford Dr, south of Alcott St and north of Cashio St. That block of Rexford is comprised mostly of apartment buildings, ranging from 2 to 4 stories. The properties to the rear are zoned R1V2-O.

The subject property is 13,504 square feet and is zoned [Q]R3-1-O. The Q Condition limits the allowed building height from 45 feet to 36 feet. The proposed building is 5 stories and 40,500 square feet. The project consists of (5) 1-bedroom, (14) 2-bedroom, and (10) 3-bedroom units. 52 parking stalls are located in a subterranean garage. 3,225 square feet of open space, both in private balconies and on a fifth floor common deck, is provided. (This exceeds the open space requirements of the Q Condition.)

The applicant noticed residents within 500 feet of the property for the LUED meeting. There were many residents in attendance to ask questions and to voice their opposition to the project. Concerns were raised regarding the disruption during construction. A handful of neighbors were opposed to the project as a whole.

The committee noted that, of the TOC projects we have reviewed recently, this is the first to not utilize a reduced parking incentive. The project design also provides a larger rear yard setback than is required and steps back the fifth level at the front of the building, reducing the perceived height at the street. The design and site-layout considerations of this project are mindful of the surrounding context.

Proposed Motion

Submit a letter in support of the application to City Planning Department staff Jason Chan (jason.chan@lacity.org) to be included in case file for the TOC apartment building at 1444-1450 S Rexford Dr; DIR-2018-6996-TOC; ENV-2018-6997-EAF.

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Considerations

Committee review:
(highly recommended)

Votes For: 4

Against: 0

Arguments for:

The project utilizes the TOC Guidelines to add 3 Extremely Low Income units, as well as 26 market rate units, to the housing stock.

The proposed density, floor area, and parking are per the zone and code.

29 proposed units – 2 existing units = 27 additional units

Arguments against:

Two single-family homes will be demolished.

The building will be taller than many neighboring buildings.



Jason Chan
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

29 March 2019

Re: Case Number DIR-2018-6996-TOC; ENV-2018-6997-EAF

Dear Mr. Chan:

I am writing on behalf of the South Robertson Neighborhoods Council (“SORO NC”) to comment on the proposed 29-unit TOC apartment building at 1444-1450 S Rexford Dr.

At a duly-noticed meeting of the General Board on March 28, 2019, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant’s project be approved. The project provides a larger rear yard setback against the R1 properties to the rear, a step back on the fifth level to reduce the height at the street, and more open space than the minimum required. The design and site-layout considerations are mindful of the surrounding context. The addition of 29 units, 3 of which are designated Extremely Low Income, to a transit- and culturally-rich area of Los Angeles is much needed.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Charlie Stein
Corresponding Secretary, South Robertson Neighborhoods Council,

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Krystal Návar, President, South Robertson Neighborhoods Council

Krystal Návar
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Martin Epstein
Secretary

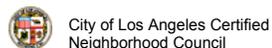
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Motion to fund up to \$469.51 to Purchase Supplies for the Communal Garden at Hamilton High School

Agenda Item: GB032819-7
Date: March 28, 2019
Proposed By: Martin Epstein
Include motion in Consent Agenda? No

Background

The Hami Garden was established on the campus of Hamilton High School in early 2009 by students, neighbors, and SORONC Board members and paid for with a City Beautification Grant and money from the SORONC. Since that time, it has grown to become an important part of campus and community life for those interested in food production, environment, weather, biology, botany, sustainability, and social responsibility.

The garden is open after school on Tuesdays, and Saturday mornings to both students and neighbors. Produce grown in the garden is shared by the students, neighbors, and whatever remains, is taken to local food banks.

Over the years, the garden's popularity has grown. Several student clubs and classes have made use of the garden: Nevians, a scholarship/community service club uses the garden as a way to do community service; the Environmental Club used it to study the interdependency of plants, insects, animals, and weather; and Special Ed classes have been held in the garden. In 2016 we had a neighborhood Eagle Scout Troup do a service project in the garden. We even had a student do an independent study on the garden's insect population.

We have studied everything from organic pest repellents, to the declining population of Monarch butterflies. This research gives us a greater understanding of issues facing both farmers and the declining habit of migratory butterflies.

Over the past several years from the garden's booth at the Soro Festival, the students have been able to raise enough money to maintain the garden through the sales of seeds, cuttings, worms, compost bins, and plants. Unfortunately, this option will be closed to us this year. This grant will go to purchasing equipment and tools to cover that shortfall.

The supplies we would like to purchase:

(3) Hand weeders (Lewis Terra Tillers)	\$62.97
(1) Gal. fish emulsion	\$22.99
(1) Neem oil	\$8.99
(1) Insecticidal soap	\$8.99
(3) Rolls twine	\$17.97
(2) Rolls of garden tape (garden ties)	\$7.98
(3) Rolls of weed wacker line	\$10.47
(1) Weed wacker	\$74.99
(1) Bypass lopper	\$16.99
(3) Hand pruners	\$31.47
(1) 100-ft. garden hose	\$59.99

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(1) Trimmer	\$79.99
(1) First aid kit	\$24.99
Total with tax	\$469.51

Proposed Motion

To spend up to \$469.51 to purchase equipment needed to maintain the Hamilton High Garden for the coming year.

Considerations

Committee review:
(highly recommended)

Votes For:

Against:

Arguments for:

The garden is educational for students and community.

Arguments against:

There may be other worthwhile environmental programs which could be funded but which have not yet come to the attention of the Green Team Committee.

The Hami Garden has proudly been sustained through generous grants from Kelloggs Garden Supplies for fertilizer and soil amendments and self-sustaining through Soro Fest sales for seed and equipment. Regrettably, the Soro Fest will not be available to us this year.



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641 N. Robertson Blvd.
West Hollywood, CA 90069
(310) 652-6202
Fax (310) 652-3010

1001 N. Highland Avenue
Hollywood, CA 90038
(323) 464-1600
Fax (323) 464-3997

CUST NO.	JOB NO.	PURCHASE ORDER	REFERENCE	TERMS	CLERK	DATE	TIME
*10	000			CASH/CHECK/BANKCARD	DAVES	3/20/19	12:54

SOLD TO:
**** CASH ****

SHIP TO:
HAMI GARDEN

TERMINAL: 573

EXP. DATE: 6/18/19

SALESPERSON: 21 DAVID SCHREIER

HELPING TO BUILD THE WESTSIDE SINCE 1923

ESTIMATE: 624242/1

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE / PER	EXTENSION
1		3	EA	60700304	LEWIS TERRA TILLER		3	20.99 /EA	62.97
2		1	EA	67160000	GAL. ALASKA FISH EMULSION		1	22.99 /EA	22.99
3		1	EA	32100022	NEEM OIL QT RTU		1	8.99 /EA	8.99
4		1	EA	65455110	SAFER INSECT SOAP 32OZ		1	8.99 /EA	8.99
5		3	EA	30700402	NATURAL TWINE DISP CAN W/CUTTER		3	5.99 /EA	17.97
6		2	EA	27903300	MIRACLE TIE ALL PURP 1/2"X300'		2	3.99 /EA	7.98
7		3	EA	32670729	701618 .080 50' RND TRIM LINE		3	3.49 /EA	10.47
8		1	EA	91144990	704209 10" CDLS STRING TRIMMER**		1	74.99 /EA	74.99 *
9		1	EA	84900600	LRB600 LIGHT DUTY BYPASS LOPPER		1	16.99 /EA	16.99
10		3	EA	84900390	LRB39 PRUNER		3	10.49 /EA	31.47
11		1	EA	41174001	GILMOUR FLEXOGEN HOSE 5/8"X100'	72.99	1	59.99 /EA	59.99 S
12		1	EA	91144996	20V B&D TRIMMER AND BLOWER KIT**	99.99	1	79.99 /EA	79.99 S
13		1	EA	26593015	FIRST AID KIT CON 25PERSON 179PC		1	24.99 /EA	24.99

SPECIAL ORDERS ARE NOT RETURNABLE!!!!

TAXABLE 428.78
NON-TAXABLE 0.00
SUBTOTAL 428.78

TAX AMOUNT 40.73

TOTAL 469.51

Warning! Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection

TOT WT: 0.00

IMPORTANT: SEE REVERSE SIDE FOR TERMS, CONDITIONS & SERVICE CHARGES

X

RECEIVED BY



Motion to appoint a South Robertson NC Board Member for representation on the Neighborhood Council Sustainability Alliance (NCSA)

Agenda Item: GB032819-8
Date: March 28, 2019
Proposed By: Martin Epstein
Include motion in Consent Agenda? No

Background

The Neighborhood Council Sustainability Alliance (NCSA), formed in 2014, advances sustainability and resilience across the City of Los Angeles through education, advocacy, and community action. The NCSA holds regular public forums and events, and collaborates with Neighborhood Councils, public agencies, nonprofits, and other organizations to support effective engagement on LA's Sustainable City Plan, drought response, climate action, and other timely sustainability issues.

The NCSA board is composed of stakeholders from Neighborhood Councils across the City of Los Angeles.

The NCSA is affiliated with Social and Environmental Entrepreneurs (SEE), a non-profit public charity exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

Proposed Motion

To appoint a South Robertson NC Board Member for representation on The Neighborhood Council Sustainability Alliance (NCSA).

Considerations

Committee review: <i>(highly recommended)</i>	Votes For: 8	Against: 0
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Arguments for:

Arguments against:

A great way to keep our community aware of this organization's environmental sustainability efforts.

Krystal Návar
President

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