



Motion to consider a variance request for a proposed 7-Eleven at Robertson and Cadillac

Agenda Item: GB051712-6

Date: 17 May 2012

Proposed By:

Full Proposal

The lot on the northeast corner of Robertson and Cadillac Blvds. has been empty for some time. In early April, representatives for 7-Eleven gave a presentation to the SORO NC Land Use committee about a proposed location at that corner*; they subsequently appeared at the April SORO NC General Board meeting to answer additional Board questions.

The proposed development at 2036 Robertson would be a 2,500 sq. ft. store situated at the eastern border of the property. Motorists could enter from either Cadillac or Robertson. The conceptual plan calls for ten parking spots, with one designated as handicapped. The trash enclosure would be on Robertson; pickups wouldn't happen before 7:00am. There will be no rear exit, as the building would directly abut existing trees at the property line. Signage would be monument-style: that is, low to the ground.

Unlike the store on Robertson and Airdrome a half mile away, this location would be owned and operated by the main corporate entity, rather than a franchisee. It would focus on fresh produce, which would be delivered by small trucks at approximately 5:30am daily. There are no current plans for liquor sales, although the representative did say that she had received community requests that they sell liquor.

As described, the retail use project can be built by right and is not covered by our area's added use restrictions. However, 7-Eleven is seeking a community corner exemption to operate the store 24 hours a day. They have indicated that the 7-Eleven brand is based on convenient, 24-hour access to household essentials and medicine; they would not be interested in the location if it was not a 24-hour store.

*The Land Use committee did not take a position on the proposal.

Proposed Motion

- I. That SORO NC formally supports / does not support a community corner exemption to allow a proposed 7-Eleven at 2036 Robertson to operate 24 hours a day.

Doug Fitzsimmons
President

Brian Kite
Vice-President

Terrence Gomes
Treasurer

Nick Burkhart
Secretary

**South Robertson
Neighborhoods Council**

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Considerations

Committee review:
(highly recommended)

Votes For:

Against:

Amount previously allocated in Committee's working budget: n/a
(applies to funding motions only)



Arguments for:

The lot has been undeveloped for years and is a trash-filled eyesore. Better to have it developed than to leave it empty and overgrown.

SORO NC has been historically in favor of retail development on South Robertson. It is a bad precedent to oppose new businesses on Robertson.

The La Cienega Heights neighborhood has expressed a desire for a new and close-by grocery store.

Arguments against:

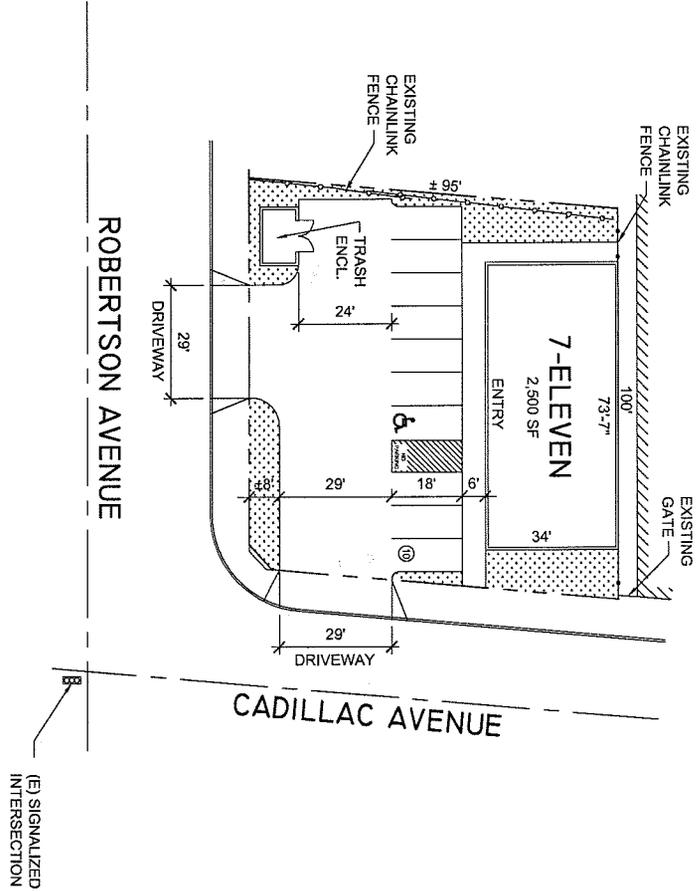
A 24-hour location could exacerbate existing issues with crime in the area, even without liquor sales. And there is no guarantee that 7-Eleven wouldn't apply for a liquor license down the road.

When polled, residents have expressed an overwhelming desire for cafés, restaurants, boutique retail--places that foster a pedestrian-oriented business community. A 24-hour 7-Eleven would do the opposite.

A convenience-type store doesn't meet the community's need for a full grocery with healthy options. It would also cannibalize nearby markets like Joe's Market a block away.

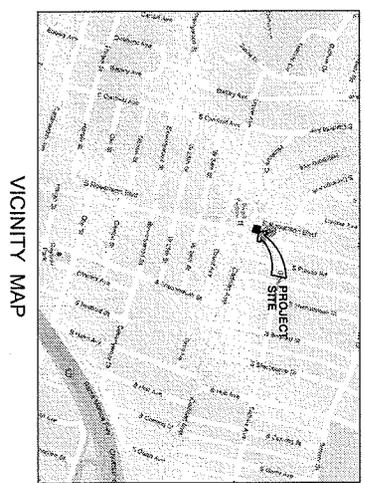
CADENCE CAPITAL INVESTMENTS LLC
 9480 E. ORCHARD RD., #2400
 GREENWOOD VILLAGE, CO 80222

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CONCEPTUAL SITE PLAN
2036 EAST ROBERTSON AVENUE
LOS ANGELES, CALIFORNIA 90034

JOB #
DATE: 03/13/2012



PROJECT DATA

SITE ADDRESS:	2036 EAST ROBERTSON AVENUE LOS ANGELES, CA 90034
APN:	948151 / 02272 (PERMITS)
PARCEL AREA:	9,463 SF
ZONING:	UNKNOWN
GEN. PLAN DESIGNATION:	UNKNOWN
TYPE OF CONSTRUCTION:	NEW FULLY SPANNED STORAGE
BUILDING AREA:	2,500 SF
OCCUPANCY CLASSIFICATION:	WAREHOUSE
NUMBER OF STORIES:	ONE STORY
HEIGHT OF BUILDING:	22'
LOT COVERAGE:	SQUARE FEET PERCENTAGE
BUILDING FOOTAGE:	2,500 SF 26%
PARKING FOOTAGE:	4 SF 4%
LANDSCAPE:	4 SF 4%
PARKING REQUIREMENT:	
USE:	SQUARE FOOTAGE PER USE PARKING REQUIREMENT # OF PARKING STALLS REQUIRED
ACTUAL:	2,400 SF 1 STALL PER 200 SF 10
TOTAL:	10 10



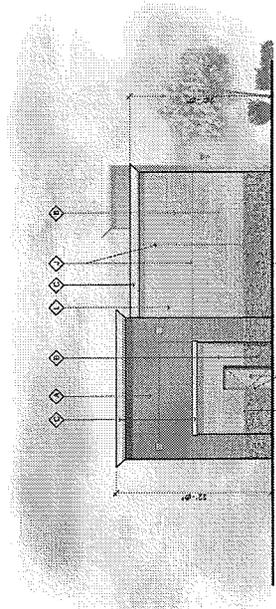
SCALE: 1" = 30'



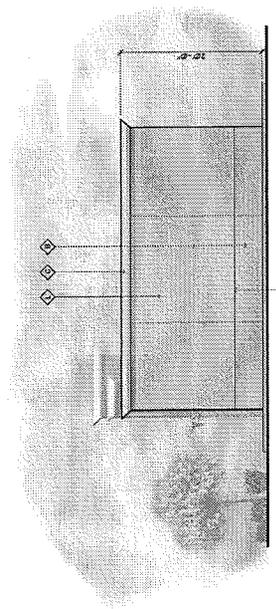
Sheet No.

FINISH LEGEND

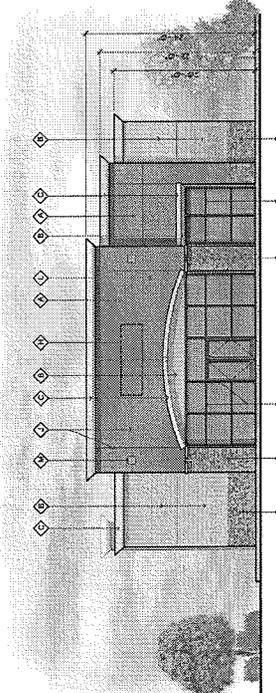
- ◇ METAL PANEL COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ METAL PANEL COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ EXTERIOR CEMENT PLASTER COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ ASSISTIVE - PRACTICAL T/M
- ◇ CONCRETE WALLS: COLOR TO MATCH DOWN EDWARDS PAINT
- ◇ DRIVE/CLACK SYSTEM: FINISH - EL DORADO STONE TUBINO LEASE
- ◇ ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE FINISH
- ◇ ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE FINISH
- ◇ METAL DOOR AND FRAMES: PAINT TO MATCH ADJACENT BUILDING COLOR
- ◇ RECREATIVE LIGHT FIXTURE
- ◇ BUILDING SIGNAGE (BY OTHERS)
- ◇ PLASTER CONTROL JOINT
- ◇ 1" PLASTER REVEAL: PAINT TO MATCH ADJACENT BUILDING COLOR
- ◇ LINE OF ROOF BEYOND
- ◇ ACCENT TILE PATTERNS



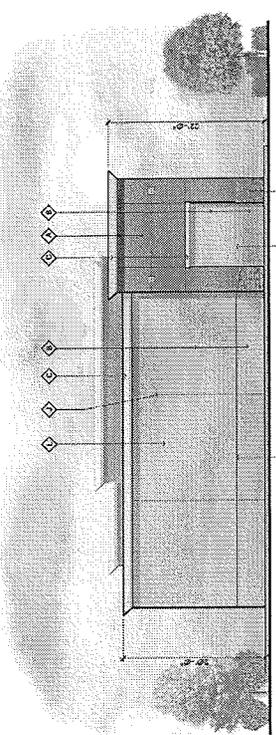
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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JOB #A0986
DATE: 1-27-12

7-ELEVEN - PRELIM EXT. ELEVATIONS
13203 TELEGRAPH ROAD
SANTE FE SPRINGS, CALIFORNIA 90670

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 8480 E. ORCHARD RD., # 2400
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South Robertson Neighborhoods Council secession from Westside Regional Alliance of Councils

Agenda Item: GB051712-7
Date: May 17, 2012
Proposed By: Barry E. Levine

Full Proposal

WRAC failed to support the SORONC position on Move to Amend's constitutional amendment by rudely interrupting and not hearing an agendized presentation at the March 21, 2012 Board of Directors meeting. I have attempted to persuade WRAC to issue an apology and ask Michel Sutter to return and complete her presentation. At this time no outreach has been done to Michele Sutter, the Move to Amend spokesperson to work out a solution to this lack of support for an important educational issue to all our stakeholders.

Proposed Motion

The South Robertson Neighborhoods Councils no longer align itself with the Westside Alliance of Councils.

Doug Fitzsimmons
President

Brian Kite
Vice-President

Terrence Gomes
Treasurer

Martin Epstein
Secretary

Considerations

Committee review: Votes For: 4 Against: 0
(highly recommended)

Amount previously allocated in Committee's working budget: 0
(applies to funding motions only)

Arguments for:

Our friends and allies must support our causes and if not we can't trust our best interests are theirs

WRAC must be moved to earn our support.

Arguments against:

It may decrease our clout city wide by losing this alliance.

It is vindictive., and may cut off our noses to spite our face.

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