

CITY OF LOS ANGELES

CALIFORNIA



PICO UNION NEIGHBORHOOD COUNCIL

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Zoning Land Use & Planning Committee

Member

Zoning Land Use & Planning

Erica Jung
Committee Chair

Peter Sean
Nikki Jo Lee

PICO UNION NEIGHBORHOOD COUNCIL

Zoning Land use & Planning Committee Minutes

December 9th at 7:00pm

Kolping House – Auditorium (Parking available)

1225 S Union Ave, Los Angeles, CA 90015

www.picounionnc.org

1. Call to Order 7:00PM

2. Roll Call

Erica Jung

Peter Sean

Nikki Jo Lee (absent)

3. Welcome Message

4. Zoning Land Use & Planning Action items

- a) **Discussion and possible action Case No: CPC2013-3834GPA-ZC HD-CU-CUB-SPR 1710- 7710 W.Olympic Blvd and S. Beacon Ave ,Los Angeles , Ca 90057 to review condition of use requested by the City of L.A. planning department.**

Applicant: The project is a 120 room hotel, the 1st floor is primary hotel function, and the guest rooms are on the upper floors. It extends about 270 feet south on Beckon ave. It is on the corner of Beckon and Olympic. The reason we are here is that the back half of the property is currently zoned residential and the front half is zoned commercial. We are asking the City to extend the boundaries to allow a commercial zoning to the back end of the property. We are also asking for a permit for the Hotel to sell alcohol. We are also asking for a height district change from height district 1 to height district 2, which will have development conditions attached to it. We appeared before the LA City Planning Commission recently. They issued a decision on December 4th 2014, which we received yesterday. They are approving the project and recommending that the City Council take up the project and make the final actions, probably sometime in January 2015. So if the neighborhood council wish to weigh in, you could provide information to the PLUM committee or the City Council, which will probably be hearing the case in the second or third week of January 2015. We believe this will be a tremendous asset to the neighborhood. The properties above to the West are already commercial properties, all the way back to the same lines; we are simply matching that line. A six story office building is already in place. We have designed an L shaped Hotel. We are making use of the roof deck as a swimming pool, and an exercise facility. The hotel will provide a number of jobs to the community, and provide some influx of capital. So we ask for your support with the City Council going forward with the project. We have been asked by the Planning Division to go back and do some revisions on the design side, which we are currently pursuing, and will present it to the City Council as we move forward in January 2015.

Peter Sean – so you got approval from the City Council?

Presenter – No we received approval from the Planning Division, they make a recommendation to the City Council, which is the next step.

Peter Sean – how many City Council members are there?

Applicant: – on the City Council there are 15 members, they each have their own district, and the councilman for this district is Gil Cedillo who is in general support of the project.

Peter Sean, so you said that this project will need to be approved by all 15 members of the Council, but the project is only in our district, district 1, why would the others support it.

Applicant: – if Gil Cedillo approves of the project all 14 of his friends will as well.

Peter Sean – What is Gil Cedillo's position on this project?

Applicant: - We believe that he is in favor of the project.

Peter Sean – Did he say so?

Applicant: – Yes

Mark Lee – I just want to clarify some things; I got a call from the City Planning Department, who said that they approved the project under conditions. They recommended the project to the City Council under several conditions. You need to prove to the Council that you have met these conditions. Have you done that yet?

Applicant: – no we have not yet finalized the design changes, we are still working on those.

Mark Lee – So what you are saying to our committee members is kind of deceiving, because you made it sound like everything was ok, and that you only needed to go to the City Council to get approval. The fact is that you are just starting to meet the conditions requested by the planning division, is that correct?

Applicant: – Well not exactly, the letter that we received from the Planning Committee is an approval letter.

Mark Lee – Yes I understand that they approved it, but with condition, am I correct?

Applicant: – Yes, but those conditions don't have to be completed before we meet with the City Council.

Mark Lee – Thank you for answering my question. At this time I think the Zoning Committee should consider the conditions.

Applicant: – Let me try to clarify some things, the City Planning Division asked us to make some design revising within the building. They wanted to see some changes in the elevation and some changes in the entry way. We will address those changes as the project moves forward. We are not required to finalize those changes until a building permit is issued, which will not happen until the first quarter of next year at the earliest.

Peter Sean – We are not here to object of any projects rising in the community. We would like to support you. However we want to see if it is right for the community or against the community. We have to consider the community members in the decision process. Last week during our General Board meeting, a gentleman stood up and talked about this project. I thought that he would show up, but he probably didn't have the information about the Zoning Meeting here today. We have to get the opinion of the community, we want to understand if they are going to be in favor of the project or not. Also our President pointed out that there over 8 items of conditions that we have to address. I have not read all of the conditions.

Applicant: – there are a number of conditions, including the important ones that we just shared. We are in the process of reviewing those conditions and working towards a solution.

Peter Sean – Good! We are in favor of more business coming into the community, but we have to make sure that we are all in favor. It may take some time, I can't just say we can go ahead and approve this tonight. We have to

go through our steps and procedures to make sure that all of our board members, and the community is in favor of this project. I would like to get things done the right way now so that we don't have any problems in the future.

Applicant: – We all want to work with you and work with the City to come to the right conclusion

Erica – I just want to point out that this area is zoned for improvement; however the Hotel is too contemporarily designed for this area. So can you consider changing the design to a more harmonized design, so that it blends in with this area? Such as a Spanish or European Style

Peter Sean – I actually like this design.

Applicant: – We are changing the design.

Mark Lee – I think that the developer should reach out to the community in that area to say that this is what is going on. I got a lot of calls from people that say that they don't know what is going on. I represent the people. So I recommend that you do what you can to reach out to the community then get back to use during our next General Board Meeting on January 12th 2015

Peter Sean – This project came up last year correct?

Applicant: – last summer we tried to get before the committee, but the committee never got back to us.

Peter Sean – I was the President back then, I we didn't receive anything, I spoke with the architect, but that was it, they just stop doing anything with the project. Then I saw Hughie at that City about this case. This thing kind of capized, but it is a good thing that we are back on track. We may need to do some research here.

Applicant: – I would be happy to come back

Peter Sean made a motion to put the item on the General Board Meeting Agenda Erica Jung seconded the motion

**b) Discussion and possible action item. Master Land Use : Case No: Dir 2014-4305
1817 W. 12th Street Los Angeles CA**

Applicant: – We are proposing a two single family dwelling, which is currently a fire damaged single family home with a detached garage; we plan to demolish all of it. We are planning on building two units compatible with the neighborhood; we are going with the craftsman style. Each house will have 4 bedrooms and 2 1/2 bathrooms with two car garage.

Erica – what is the zoning right now?

Applicant: – apartment units (zoned 1.5)

Peter Sean – where is this project located?

Applicant: – 17 west 12th street, actually right down the street from here

Erica – what is the square footage of each home?

Applicant: – about 1600sq

Erica - I actually don't see any restriction in that area.

Applicant: – you are correct we meet all of our zoning requirements, and we are not asking for anything additional.

Peter Sean motioned to put the item on the General Board Meeting Agenda, Erica Jung seconded the motion

- c) **Discussion and Possible Action Case No: ZA 2014-4458 address: 2970 W. Olympic Blvd #103 Los Angeles CA 90006. A request to permit continued use of an existing Beauty Salon on the subject premises in lieu of Q restriction that only a commercial building and parking use be permitted on the property.**

Deborah - I represent the applicant, there is a Q restriction from the 1980's stating that the property be used for commercial use and parking only. It is currently medical offices, a coffee shop that serves the tenants, as well as a bank My client who is the beautify salon owner, filed for a permit earlier this year, she got that permit, but later as they were attempting to put up signs on the outside of the building for potential customers, they found out about the Q restriction.

Peter Sean – Which Q restriction?

Deborah – Under the Q restriction they are only allowed to have commercial offices and parking on the site, so now in order to serve the public see needs to go to the tenants and the council to get permission

Erica – How long has she had the business there?

Deborah – They got the final permit on July of 2014

Erica – What was the previous business in the unit?

Deborah – I believe it was vacant, it is a fairly new building, and she is a fairly new tenant

Erica – I see that the building is on Pico and Normandie, and that there is a Chase Bank there correct

Deborah – yes

Peter Sean – That building is newly built, everything is up to code, you are requesting support for an existing beauty salon, but there isn't a beauty salon there.

Deborah – She has an existing Beauty Salon, also they got a permit in July for that location, and she is currently a new tenant in the building.

Peter Sean – So what are you asking for right now?

Deborah - We are asking for the ability to serve the general public – the inspector gave the permit as restricted use, meaning that she is only allowed to serve the building tenants and visitors of the building; she is not allowed to serve the general public.

Peter Sean – I see, so she can't survive with just serving the tenants and visitors to the building.

Deborah – Correct

Peter Sean – we are going to have to take this item to the general board meeting, however you will have to provide the board with a good explanation of what you want, because I had a hard time figuring out what it was you wanted.

Peter Sean made a motion to put the item on the General Board Meeting Agenda, Erica Jung seconded the motion

5. Public comments on non-agenda items within the committee's subject matter jurisdiction.

None

6. Board Member comments on non-agenda items within the committee's subject matter jurisdiction.

None

7. Meeting adjournment. 7:30PM

The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Committee takes an action. Public comment is limited to 2 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker. The public may comment on a specific item listed on this agenda when the Board considers that item. When the Board considers the agenda item entitled "Public Comments," the public has the right to comment on any matter that is within the Board's jurisdiction. In addition, the members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record (Govt. Code § 54957.5). 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 1225 S. Union Ave, Los Angeles, CA 90015, at our website by clicking on the following link: www.picounionnc.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 the PUNC office at 213-738-0137. The Pico Union Neighborhood Council holds its regular meetings on the first Monday of every month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The agenda for the regular and special meetings is posted for public review at 1) Normandie Recreation Center 1550 S. Normandie Bl. 2) Berendo Middle School 1157 S. Berendo St. 3) Leo Polki Elementary School 2481 W. 11th St. 4) Magnolia Ave. Elementary School 1626 S. Orchard Ave. 5) Tenth Street Elementary School 1000 Grattan 6) Pico Union Branch Public Library 1030 S. Alvarado St. 7) Toberman Recreational Center 1725 Toberman St. The Pico Union Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Pico Union Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Pico Union Neighborhood Council at (213) 738 - 0137 or please send an e-mail that states the accommodations that you are requesting to Picounion09@at.net. **Process for Reconsideration** - An official vote or action of the Board may be reconsidered upon request as follow: a.) Reconsideration may take place immediately following the original action or at the next regular meeting. A member of the Board, at either of the meetings shall make a motion to reconsider the action or decision. If approved by majority vote of the Board, the Board may immediately rehear the matter and take action. b.) A motion for reconsideration may only be made by a Board member who previously voted on the prevailing side of the original action or decision taken. **PROCESS FOR FILING A GRIEVANCE:** Any grievance by a Stakeholder must be submitted in writing to the Board of Governors. The Board of Governors shall then refer the matter to an ad hoc grievance panel comprised of 3 Stakeholders who are randomly selected by the Council secretary from a list of Stakeholders who have previously expressed an interest in serving from time-to-time on such a grievance panel. The Secretary will coordinate a time and a place for the panel to meet with the person(s) submitting a grievance and to discuss ways in which the dispute may be resolved. Thereafter, a panel member shall prepare and submit a written report to the Board outlining the panel's collective recommendations for resolving the grievance, no later than two weeks after it has met with the person submitting the grievance. The Board of Governors may receive a copy of the panel's report and recommendations prior to any meeting by the Board, but the matter shall not be discussed among the Board members until the matter is heard at the next regular meeting of the Board pursuant to the Ralph M. Brown Act. This formal grievance process is not intended to apply to Stakeholders who simply disagree with a position or action taken by the Board at one of its meetings. Those grievances can be aired at Board meetings. This grievance process is intended to address matters involving procedural disputes, e.g., the Board's failure to comply with Board Rules or these Bylaws, or its failure to comply with the City's Charter, the Plan, local ordinances, and/or state and federal law. In the event that a grievance cannot be resolved through this grievance process, then the matter may be referred to the Department of Neighborhood Empowerment for consideration or dispute resolution in accordance with the Plan.