

# CITY OF LOS ANGELES CALIFORNIA

PICO UNION NEIGHBORHOOD COUNCIL

PICO UNION NEIGHBORHOOD COUNCIL  
Zoning Land Use & Planning Committee  
Member

## Zoning Land Use & Planning

Erica Jung  
Committee Chair



Peter Sean  
Jay Park  
Roberto Kim

## PICO UNION NEIGHBORHOOD COUNCIL Zoning Land Use & Planning Committee Meeting Agenda October 19, 2015 at 6:30pm Kolping House – Auditorium (Parking available) 1225 S Union Ave, Los Angeles, CA 90015 [www.picounionnc.org](http://www.picounionnc.org)

### 1. Call to Order

### 2. Roll Call

Erica Jung  
Jay Park  
Peter Sean (absent)  
Roberto Kim  
Cynthia Rodriguez (walked in 6:39)

### 2. Welcome Message

Welcome everyone. It's been rainy these few days.

### 4. Zoning Land Use & Planning Action items

- a. **Discussion and possible action, King Woods, Diaz Group, LLC: Variance/Conditional Use Permit for 1736 New Hampshire Ave. Los Angeles, CA 9006**

**King Woods, Woods Diaz Group.** I am the consultant on this project. I am here with the architect and one of the managers. This project is located at 2 addresses. The rear portion is residential. It has been developed and used as a restaurant supply business these past 15 years. The building is around 9600 sqft and will be used mostly for office and retail use.

This is the site for the New Hampshire. The main entrance is from the Vermont side. We are keeping the two buildings and there are two small buildings in the back that we would like to demo. You can see the floor plan. Most of the customers will come from the Vermont side. And we are here to answer and respond to any questions you have.

Jay: When completed will it look like that?

Woods: It's hard to tell because there will be an existing building here. Most of the entrance will be happening from the Vermont Side.

Erica: Because New Hampshire is a little bit of a narrow street.

Woods: Yes. And Vermont does not have it because it is residential.

Erica: There is a lot of traffic off the 10 freeways.

Woods: It is an existing building so I would have to ask the owner to cut off that part of the building but I understand your concern. But that's why we created more parking inside. The building is there already but the parking is very limited. And the reason we are taking out a lot of the old buildings is to make space for the parking spaces.

Jay: how many parking spaces do you have now?

Woods: By code we don't have any but we are trying to get a total of 19 parking spots.

And we have worked very closely with safety and planning to make sure we are up to code.

Erica: So you guys can have adding the entrance and have the same width on the new Hampshire avenue so they can get in from either side? Right now it's only exit correct? So you guys can put a sign saying you have more space at the entrance

Woods: yes, we will definitely consider that

Erica: How long will it take?

Woods: About 10 months. Less than a year for sure.

Cynthia: Where are you going to park the demolition trucks?

Woods: All within our lot. We will not put it in our lot

Jay: You will open the business during the 10 months right?

Woods: Construction is in the small portion area. Originally the issue was that there is no parking here. But the space where we will be doing the construction is reserved for the parking space for customers

Jay: what are the business hours?

Woods: 8-6

Cynthia: is it going to affect the pico union residents? I'm just concerned if it's going to take away parking from the residents from their already limited parking.

Woods: They have no intentions of intruding into that neighborhood. They are not big buildings to demolish. They can easily demolish 2 or 3 buildings in about a day.

Jay: 27000 sqft is not that small

Woods: The lot is big but the building is 9000 sqft

Erica: I don't see any zoning problems. Only thing I'm worried about is the parking problem. Next time bring your resolution to the parking problem to the Executive meeting.

Cynthia Motions to move to be presented at the executive board meeting

Jay Seconds the motions.

- b. Discussion and Possible Action,** Alex Vasquez and Gabriel Hall for Value Schools: The development of an existing property into a school, servicing community residents and parents. The project site is 1929 West Pico Boulevard

**Alex:** I'm the project Manager. My firm is the one managing our client Value Schools. Mike Hernandez is one of our consultants. We also have the CEO and President. We also have members of our community outreach. And that's Gabriel hall and David Ortiz. We want to talk real quick about Value Schools. They are free public charter schools. They have an unbelievable 98% graduation rate. 66% of the grads get accepted to 4-year colleges. High expectations, promote high degree of accountability. It used to be Lumiz Armored Transport. They want to build on the existing building outline. The existing building is probably around 20,000 sqft. The site is about 31,000 sqft. The property has 2 zoning designations. There is an existing parking building behind the property. The city has asked us to dedicate an additional 4ft of dedication. We have agreed to do that. We are asking for a conditional use permit. We also have a yard adjustment so we need an approval of that. There's 33 on site parking spaces. This site allows us to propose a site pickup and drop-off area. We've done a traffic study and they gave us an approval letter in June. We've worked closely with them. When the school is up and running the school will continue to monitor the adjustments and parking. The building itself, at the end of the day we are going to have 2 stories of the building. They'll have 22 classrooms, one great large community room, administrative offices, and cafeterias etc. There's a huge vault and we are going to integrate it into the project. The city wants landscaping on the lot and we are going to do that. We use some existing brick that's on the building. A lot of students walk to school, use bikes, scooters, and skateboards.

**Erica:** how old is the building

**Alex:** it was built in 1965

**Erica:** have you checked for asbestos

**Alex:** it's going to be an absolute requirement for us

**Erica:** Did you finish the environmental test?

**Alex:** Yes we've done the Phase 1 and everything turned out fine and there were no recommendations for phase 2

**Cynthia:** What about the kids. There's no play area for the kids to play around and they don't have that here. I don't see any playground. It's super small and I don't agree on having such a small yard.

**Alex:** They are allowed to leave the school during lunch time and there are 2 rooms for them to play around during that time.

Cynthia: I personally don't like the setup but I believe that you're forgetting the big picture. They want an area where they throw the ball.

**Alex:** The thing is that this is a choice school. Parents are chosen to go to a school like this as opposed to other schools with large football teams.

Jay motions to move the item to the executive meeting

Roberto 2nds the motion.

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

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

None

**7. Meeting adjournment.**

Cynthia Motions to end the meeting

Jay 2nds he motion

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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](http://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 Politi Elementary School 2481 W. 11<sup>th</sup> 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@att.net. **Process for Reconsideration** - An official vote or action of the Board may be reconsidered upon request as follows: 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.