

CITY OF LOS ANGELES CALIFORNIA



PICO UNION NEIGHBORHOOD COUNCIL

Zoning Land Use & Planning

Erica Jung
Committee Chair

PICO UNION NEIGHBORHOOD COUNCIL
Zoning Land Use & Planning Committee
Member

Peter Sean
Nikki Jo Lee

PICO UNION NEIGHBORHOOD COUNCIL Zoning Land use & Planning Committee MEETING MINUTES March 16 2015 at 6:30pm Kolping House – Auditorium (Parking available)

PICO-UNION COMMITTEE – LAND USE MEETING

March 16, 2015

MINUTES

1. Call to Order

2. Roll Call

Erica Jung

Peter Shin

Mark Lee

(Presenting)

Ira Handelman and Karen Corletto of HC

Margaret Taylor of Apex LA

Vasanthi Okuma rep for Boos Development – the developer for CVS

Marc Tavakoli and Sherry Olson of Desi's Coin Laundry

(7 people attended)

3. Welcome Message

4. Zoning Land Use & Planning Action items

a. Discussion and possible action Case No. Za-2014-3566Cu 2377 W. Pico Blvd, Los Angeles

Conditional use request to allow 24hrs operation within an existing 3616 Sq foot Desi Coin Laundry

– Sherry Olson and Marc Tavakoli – requests to allow them to operate 24hrs – have the support of the neighborhood

- will install cameras of surveillance

Available to answer questions

1. Security measures – security cameras – 7 eleven offering 24hr surveillance

- Exterior cameras 24/7 to look at lot

- Concern regarding violations/crime – will keep community quiet and safe -

- 7Eleven – exterior cameras and 2 employees on late night shifts to insure security
- the LAPD didn't have issue
- new-remodeled interiors and exteriors
- contacted Christopher Landry – officer for district 1 and 2
- Why 24hrs – request from the local community to stay open late
- Most costumers are Latinos, Students from USC – works best for them since they stay up late and work late
- modeling it after the 7Eleven at the intersection of Pico-Venice that stays open 24hrs
- open late since there is congestion at earlier times of the day
- How are customers getting access – the door will be kept open
- They have been operating as a coin laundry for 10 and 15 years
- Desi's Coin Laundry is LA's #1 on Google
- state of the art machines will installed and kept clean
- Exterior and interior will be kept very clean
- The premises has high ceilings, free-wifi, 6 flat screen televisions and a television that shows the camera activity

Question by Erica - Any plans to improve exterior lighting?

Marc T. – flood lights illuminate front and back.

- after hrs security to do regular drive bys – usually no security issues except when they were robbed because they were closed
- activity from 7eleven will aid in preventing theft

- 24hrs laundry on Vermont (7K sq. feet) – no security guard there, no 7eleven nearby, (the 7eleven sells only coffee and no liquor)

General meeting will decide whether to grant permission to Marc T. and Sherry Oslon's request.

MOTION Erica Jung motions to pass request

- concern from PICO-UNION Committee – premises must remain clean 24/7

MR. SHINN 2ND the motion

Roll Call - All in favor of allowing Desi's Coin laundry to remain open 24/7

Mr:Shinn (yes) Erica (yes) 2—0.....

Next Pico-Union Committee Meeting will be held on April 6th at 6:30pm

B. Discussion about Case No. APCS2015-0428 2c2V(Cub) (ZV) 1300 W. Washington Blvd

Zone Change conditional use permit: Construction of new 16572 Sq foot CVS with Parking Construction of 65-foot high monument sign 24hrs operation and off site sale of a full line of a Alcoholic beverages from 6am to 2am

1. Reps – Margaret Taylor reps Apex LA

correction - case # 2c2v –(CC)

Request – zone change

- park and commercial zones around buildings – would like to change that and demolish the existing buildings on site
- P1- Zoning – request zone change
- Washington blvd – location of CVS
- city request to clean up zoning – will do it

2. Condition of variants – going up to 65 ft in height – city limit is 44ft

Apex/ CVS request change to change height variants

- need to have visibility from freeway
- request permit for alcohol from 6am to 2am
- CVS hours of operation – 24hrs
- people work variety of hrs and would like it open 24hrs to have access
- not many drugs stores in this area
- better possibility for people to get prescription medicines
- most people don't have transportation access and have that need
- CVS is investing in the area and construction site – landscaping, nice materials into building, - - - customer parking available on premises
- **Commercial corner ordinance (shopping store on corner of family neighborhood) – extra regulations – 50% transparency – nice atmosphere

CVS building characteristics -

- 1 building 15K sq ft with mezzanine
- Code makes it a good project – great business sign, landscaping – will help community
- Property goes through to Washington & 20th
- Hoover & Arcaho – these buildings will be demolished during construction
- CVS Prop owner lives in the neighborhood
- **Landscaping plan**- lot of shade producing trees,
- **Foreplan** – Washington and Hoover – stock rooms, have alternatives
- Rendering** – respectfully investing in neigh. Wash & Hoover_
- Active living type graphics – healthy people and lifestyle, bench in patio,
- Visible from Hoover Avenue which will be front entrance to store

General plan -

1. CVS will be member of council
- would like feedback and will incorporate suggestions

Questions -

- Ira – met with Zussana and Chaves neigh. – will set up meeting to talk with schools and LAPD
- will be doing bilingual (Spanish and English) presentations

Mr. Shinn – it is a good thing to for CVS to come into the community

Erica recaps – sounds good, and accepts investment in the community

Lot C2-1 will not be demolished

- target is to higher within 2 mile radius - #15 employees per shift – 45 total if open 24hrs
- When hiring starts will work with PICO-UNION and neighborhood council in hiring process

Community compost of – Greeks, Philipinos, Central Americans and Koreans

Will CVS negotiate liquor hrs – need to be flexible

- location close to USC
- Magnolia Place – CVS must communicate with them and make them aware of the project
- other store within 600 ft that sells liquor
- will have managers create good communication and relationships with the community
- Need to get entitlements in place & then building permit and construction

Boos Developer rep Vasanthi Okumafor CVS – 3 month process getting thru hearings after presenting to neighborhood council

- 6 month process to get permits in place
- 7 months for construction – opening in 2017

MOTION by Committee take project to Next Pico-Union Committee Meeting will be held on April 6th at 6:30pm general meeting..... (Mr: Shin)..

Erica Jung – 2 nd the motion

Roll call – Mr; shin (yes) Erica – yes 2-0 Pass

5.. Meeting Adjourned – all in favor- at 7:14pm

Peter Shinn put a motion to adjourn the meeting

Erica Jung – 2nd the motion

Roll call – Mr; shin (yes) Erica – yes 2-0 Pass

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.picounionmc.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. 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@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.